

**NOTICE OF MEETING
REGULAR MEETING**

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. APPROVAL OF MINUTES**
 - A. Minutes of the November 10, 2014 Regular Meeting **Page 3**
- 4. PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA** *(3 minute time Limit – Only items on the agenda not for Public Hearing may be commented on)*
 1. Public Comment Received via Email **Page 9**
- 5. VISITORS**
(There are no visitors scheduled for this meeting.)
- 5. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS**
 - A. Design Team Status Report
 - B. Staff Status Reports – Carey Meyer
 1. Staff response to Public Comment via Email **Page 11**
 - C. Council Report – Mayor Wythe
- 6. PUBLIC HEARING** *(3 minute time limit) There is none scheduled for this meeting.*
- 7. PENDING BUSINESS**
 - A. Amending the Proposed Construction Schedule for the Project **Page 13**
- 8. NEW BUSINESS**
 - A. Project Funding and Financing- What Are the Funding Options for this Project? **Page 17**
 - B. Discussion on Design Features Proposed by the Space Needs Study
 1. Memorandum from Carey Meyer dated December 3, 2014 **Page 27**
 2. Comments received from Chief Robl dated November 6, 2014 **Page 31**
 - C. Discussion on the Committee Recommendation to City Council **Page 33**
 - D. Discussion on the Approval by the Kenai Peninsula Borough to Remove the Deed Restrictions **Page 35**
 - E. Next Meeting Date and Deliverables **Page 49**
- 9. INFORMATIONAL ITEMS**
 - A. Resolution 14-20 Creation of the Committee and Scope of Work **Page 51**
 - B. Public Safety Building Project Fact Sheet **Page 53**
 - C. Public Involvement Plan dated June 23, 2014 **Page 55**
 - D. Supplemental Strategies Chart **Page 65**
 - E. Project Contact List **Page 67**
- 10. COMMENTS OF THE AUDIENCE**
- 11. COMMENTS OF THE CITY STAFF**
- 12. COMMENTS OF THE COUNCILMEMBER** *(If one is assigned)*
- 13. COMMENTS OF THE CHAIR**
- 14. COMMENTS OF THE COMMITTEE**
- 15. ADJOURNMENT/NEXT TENTATIVE REGULAR MEETING IS SCHEDULED FOR JANUARY 14, 2015 AT 5:30 P.M.** at City Hall in the Council Chambers located at 491 E. Pioneer Avenue, Homer Alaska.

Session 14-12 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:30 p.m. on November 10, 2014 at the Cowles Council Chambers at City Hall located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS PAINTER, CASTNER AND WYTHE
DESIGN TEAM: DALE SMYTHE, STANTEC

ABSENT: COMMITTEE MEMBER ROBL (EXCUSED)

STAFF: DAN NELSEN, PROJECT MANAGER
CAREY MEYER, PUBLIC WORKS DIRECTOR
RENEE KRAUSE, DEPUTY CITY CLERK

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

APPROVAL OF MINUTES

A. Minutes for October 8, 2014 Regular Meeting

The minutes were approved as presented by consensus of the committee.

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA *(3 minute time Limit – Only items on the agenda not for Public Hearing may be commented on)*

Scott Adams, city resident, he questioned that the site selected is 3 times the size of the existing parcel and asked if they needed that large a fire hall since they have a number of firehouses, and he understands needing to get the site locked down for funding reasons but he did not think that this site (HERC) would be all that great since pulling out onto Pioneer would mean that you have to open up that area and asked if additional locations were considered.

Chair Castner responded to his comments regarding the increased size of the building and the locations that were considered and why they were not chosen. Chair Castner further stated that this particular location adds value that will make the new building less expensive if they can repurpose the existing foundation it will save a substantial amount of money.

Roger MacCampbell, city resident, commented in total support of the new facility and stated that this community is going through growing pains. The community needs to treat the police and fire like the professionals that they are and he is not opposed to this site; however he would like to see a new recreation center too.

Kevin Walker, non-resident, commented on the proposed location of pedestrian and bicyclist access on the proposed site and asked for direct access to the front door and not across a lot of parking lot or roadways for those pedestrians and cyclists.

VISITORS

There were no visitors scheduled.

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Design Team Status Report – Dale Smythe
B. Staff Status Reports – Carey Meyer

Chair Castner invited Mr. Meyer and Mr. Smythe to come forward and provide a report on what was accomplished to date on the project.

Mr. Meyer and Mr. Smythe summarized the following:

- The committee request to put a conceptual design on the proposed site leaving the recreational uses of the site in place as long as possible.
- Various design layout increased costs and was very difficult due to the site restrictions
- they provided drawings that showed the build out in phases to accommodate this request to leave recreational use in place as long as possible by building the Police Department first. This would move the City personnel into the HERC offices on the upper floors.
- The second phase would then be the Fire Department which would be reusing the foundation of the HERC building
- The first phase would include some Fire amenities
- The design does include some contingencies since there were many unknown

Chair Castner restated that they were recommending a Phased project.

Mr. Meyer responded that they were not necessarily recommending a phased project but that it could be done as a phased project. He did note that the classrooms could be utilized as storage and office space. The smaller building would be demolished to allow the building of the police and some additional construction.

The following were discussed or commented on by the committee and staff:

- The scheduling a phased project, what departments, amenities would or could be constructed first and the increase of cost
- The use of the classrooms was not included in the Fire Marshall review and would require additional renovations.
- building occupancy was only provided to 47-49 for the gym portion of the existing building
- The Fire Department would be built over the existing foundation of the existing building saving tens of thousands of dollars in concrete work
- phasing the project could push the total costs to \$28.5 million dollars
- Further discussion was required on occupancy and usage of the HERC classrooms
- it is not viable to construct needed Fire and Police amenities in the first phase then expand or phase in the expansions in the future as shown in the projections of the space needs report.
- Mitigations on the site that will need to be accounted for

C. Council Report – Mayor Wythe

Mayor Wythe reported that Council approved Resolution 14-110 regarding the Site Recommendation at the last meeting. This was the only action taken regarding this project since the last Committee meeting.

PUBLIC HEARING

There was no public hearing.

PENDING BUSINESS

There was no pending business on the agenda.

NEW BUSINESS

A. Memorandum from Public Works Director re: Preliminary Conceptual Design

Chair Castner clarified that the trade-off for phasing the project would allow the gym to remain until the second phase but not building the project out as one would increase the project by an estimated 4% each year.

B. Updated Construction Project Schedule

The project schedule was reviewed by the committee members. Chair Castner commented that he wanted some events on here that needed to happen if they were to construct in 2016.

Mr. Meyer stated that one task was added in October 2015 Bond Proposition. It is generally the same calendar as the design team presented during their interview. He further stated that it was apparent that they knew the funding fairly quickly or they will be pushing back the schedule farther back. In December they should be completing this phase of the schedule and if they want to keep going they will need funding next year. If they want to continue with the design they will need more funding 2015. Waiting for the Legislature will mean no funding until late next year.

Chair Castner inquired if the committee had any opposition to adding the Bond Issue to the schedule. It was acknowledged that Council has the final say and approval.

Chair Castner inquired from Mr. Smythe how far ahead of construction do they need to put out construction ready documents. Mr. Smythe responded that in putting in contingencies he believed it could be done within 3 months. He believed that would not be a problem obtaining 65% documents. It was agreed that demolition could be completed prior. Site Development, utilities and demolition can be added to the schedule and as they progress costs could be quantified for utilities, demolition, and site development as well.

C. Memorandum from Deputy City Clerk re: Next Meeting Date and Deliverables

Chair Castner would like to talk about the recommendation to Council at the next meeting. He appreciated the phased approach and believed to be a good approach while waiting for funding from the Legislature.

Mayor Wythe commented that she still preferred building out the whole project. She added that if Homeland Security wanted to give them money they would take it; in the initial discussion they determined that the cost in 2015 would be around \$1 million dollars (looking to Mr. Smythe with Stantec) to keep the project moving forward and requested confirmation. Mr. Smythe confirmed that Stantec still owed the concept level design (35%) and costs to build. This would carry through to September of 2015. Mr. Smythe also stated that they had included an 8% Design fee as a round number to use which would more closely represent Design Bid Build process but as a whole project cost to represent everything. Mayor Wythe further stated that they haven't had a discussion on things in the design that could be built and completed at a later time or forestalled to a later date. Mayor Wythe agreed with Chief Painter that the Fire Marshall did not approve to use for the rest of the building and only approved a specific portion of the building for a specific population base so did not believe they could just move city personnel into that building.

Chair Castner stated that they do need to have the discussion on what the space needs study such as the covered impound yard, he did not think a covered yard was needed; also the shooting range could possibly be done with a separate funding source by someone who does shooting ranges. He believed

that \$28.5 million dollars was a big number for the city to take on especially if they lose recreational services.

There was a brief discussion on clarification of how long the gym would be available.

Mayor Wythe inquired about Chief Painter's availability for the December 10th meeting. He will not be here but his representative is available for the discussion of the aspects of the facility that are needed now or could be postponed or framed and completed at a later date.

Chair Castner also requested funding to be on the agenda including the \$2 million dollars that is in the City's Permanent Fund in that discussion.

INFORMATIONAL ITEMS

- A. Resolution 14-20 Creation of the Committee and Scope of Work
- B. Public Safety Building Project Fact Sheet
- C. Public Involvement Plan dated June 23, 2014
- D. Project Contact List
- E. Supplemental Strategies Chart
- F. Resolution 14-093, Approval of the 2015-2020 Capital Improvement Plan
- G. Resolution 14-110, Designating the HERC Site for the Proposed Public Safety Building Project

There were no comments on the informational items.

COMMENTS OF THE AUDIENCE

Kate Crowley, city resident, commented on the phasing idea and that she understood the final price tag is very important decision but with the idea of phasing makes this easier to swallow for a lot of people and if you are looking for support for a bond issue she believed people would support funding for a police station and somehow not taking away the recreational facility that they do have now. She will take it in and pass it around. Her initial response is this looks pretty good and she appreciates that they are looking at this option despite the price tag and will go a long way to help public support.

Kathy Hill, city resident, she did think that this was at least a compromise regarding phasing and she stated it was unfortunate that recreation has come up in conflict and if they had chosen another location it may not have but at least this gives the city, the community and others time to think where they should be regarding a recreation center since there is no point in going after money for a community recreation center when the public safety is a priority in the city that is a given. She inquired what the cost of demolition would be for the project.

Kevin Walker, mentioned the petition and letters submitted to Council against the HERC site for the project and that it wasn't even discussed and he believes that they should reconsider if it goes to public vote because that is an awful lot of people who spoke against it; he then remarked on the plans, suggesting the city could consider privatizing some of the larger areas such as a gym, cause they could design it as a facility for the public and just schedule the police and fire use or better yet they could use other gyms that are already in town and then they would not need 4+ acres if you take away the gym, all the unnecessary parking, retention ponds, the shooting range; additionally the specs seem tailor made for this site. Mr. Walker thought that the city may be able to utilize some of the existing police and fire buildings and there might be some evidence where some of these things could be compromised or used

and he's not sure if the committee has talked about what to do with the old structures, he acknowledged that the structures are old and that's a problem.

Scott Adams, questioned the combining of the Fire and Police departments, as far as he has ever seen those departments have always been separate; then he questioned where the funding will come from since they have mentioned funding coming from a bond issue or the legislature how are they going to fund continuing this project from now until they get that funding, are they taking it from the general fund or is there a special fund?

COMMENTS OF CITY STAFF

Mr. Meyer responded to Ms. Hill's question regarding the cost of demolition would be about \$500,000 for both buildings. Mr. Meyer requested confirmation on what was expected of the design team.

There was a brief discussion on the recommendations from Chief Robl and prioritization and the input from the design team. Chair Castner also would like to see developed the 35% for the civil elements so the committee starts, because right now everything is lumped into the sf costs. He would like to know the costs if they will need to bring in a larger water line, also if there is discharge lines, gas and electric. He would like to get this fleshed out. Chair Castner added that he believed the public expects them to figure this out before and he would also like to make sure there are no hidden costs or problems since they are at 28.5 million and no one wants to hear 40 million.

Mr. Nelsen and Ms. Krause had no comments.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe responded to Mr. Adams that funding for this project was appropriated from the depreciation accounts of both departments.

Mayor Wythe commented that she gets there is financial concern and concern regarding the recreational facility. The Council will perform due diligence on the financial aspects of this project. She can attest from sitting 10 years on the Council that their success rate of not paying better than 50% for anything that has been constructed, in most cases more around the 25% range, has been really phenomenal for many years, so that is the reason that it is not really frightening to her. She also looks at the amount of indebtedness of the City of Homer and it is around \$1.2 million which is really nothing. They have the Library. Port & Harbor pays for itself. She opined that since they are not carrying a lot of debt there should not be a whole lot of concern regarding going out and incurring debt to build a decent Police and Fire Station. Mayor Wythe stated she really likes the idea of figuring this out to construct the whole project at one time because any margin of increase in the cost is a margin they should not have to pay. They need to focus on getting to that place and she is committed to helping support reaching that place. Another aspect is focusing on the long range picture is they want to see this community grow and the community cannot grow much more if they do not do something with Fire and Police Services. There are a certain things that are limiting factors in the growth and development of your community and this happens to be on that list of things. She feels that they need to be focused on it. She is disappointed that people put things in the newspaper that are not necessarily founded in truth.

COMMENTS OF THE CHAIR

Chair Castner responded to Mr. Walker that the gym shown in the drawings was not really a gym it would be office space, the shooting range is actually placed on the second floor and the fact that the

design presented tonight was tailor made; there was a lot work done to include all the required items such as parking, the retention ponds, which will handle the water that is or comes onto the site. The dedicated professionals who work for the city worked with Stantec to come up with the design presented tonight and he is very pleased with what they have designed.

Chair Castner responded to Mr. Adams that the funding will be discussed at the next meeting since Council has not talked about funding beyond this point even in a worksession. He has talked to Finance requesting information on mil rates, percent on a sales tax, what the bond bank is charging which is 3.8% and believe me there will be due diligence on the funding of this thing and he does not believe any more money than already funded will be expended on this project until the proper funding mechanism is in place.

Chair Castner remarked that Mayor Wythe said they would be saving money once you take down the recreational facility you haven't saved anything; it is a loss of something. They will need to spend money to mitigate the green space and to go in and tear down the skate board park without replacing it is a loss. The Police department will not be replacing the values lost in the skateboard park or the recreational use of the gym or the green space. He is just trading dollars. In response to Chair Castner Mayor Wythe noted that was not under the responsibility of the committee. Chair Castner acknowledged that they do not have a responsibility to what they are tearing down but they have a responsibility to what they are tearing down.

COMMENTS OF THE COMMITTEE

Chief Painter went on record to state that he was not in favor of a phased project. He understood the factors involved and looking at smaller numbers may be more digestible but having the agency pushed back a number of years down the road and have to rely on the existing facility for another 6-10 years was somewhat problematic for him along with the extra cost of a phased approach delaying construction of the inevitable they need what they need now not 6 years or 10 years from now. He agreed with sitting down with the space needs assessment to determine more concrete numbers. There are some numbers such as the apparatus bays and office space were already middle of the road; the training space was based on they required currently and projected out what they will need. They may be some things they could probably do without such as covered storage since the Skyline is almost complete but that will then add time when the equipment is needed. He understood the concept and the attraction to the phased approach but being on the receptive end of phased two he doesn't like at all.

Chair Castner remarked that even using the 50% that Mayor Wythe indicated would represent a cost of \$14 million and then cited that the phased approach would mean something is built in 2016. So do we all get something built today or we all get built in 5-6 years from now. He is willing to talk some more at the next meeting some more. The reality is that people say wrong place, wrong place, wrong time, no money and he believes that it is the right place, right project, right time but he does not have faith in getting the money from Juneau. He would like to see half the money for the pistol range but they are going to really have to look to see what is possible.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 7:35 p.m. The next regular meeting will be **WEDNESDAY, DECEMBER 10, 2014 AT 5:30 P.M.** and will be at the City Hall in the Cowles Council Chambers at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

Renee Krause

From: Mary Griswold <mgrt@xyz.net>
Sent: Monday, December 01, 2014 2:25 PM
To: Bob Painter; Carey Meyer; Mark Robl; Department Clerk; Renee Krause
Subject: Public safety building needs evaluation

(Please include in the Dec 10 committee packet)

The public safety building is designed to meet current needs of seven fire department staff and 15 police officers. The actual current staffing is five fire and 12 police officers. How soon will the city add new positions? Could the space requirements be reduced to reflect more realistic staffing numbers?

The fire administration requires 4239 square feet at a cost of \$1,483,650. The fire living space requires 5064 square feet at a cost of \$1,645,800. The current fire administration and living space is contained in the 3500 square foot upstairs plus the Departmental Services/Watch Office downstairs. The new space requirements are an enormous increase.

The Chief's office is now 160 square feet; 225 square feet is recommended. Is the current office a comfortable size? Does it need to be 40% larger? Do you need 4 separate work stations for ESSs when only one is working each day? Could other offices be smaller?

Does the living space need a separate 440 square foot dining area seating 20? Or could other living space be used to feed the crews?

Does the kitchen need separate ovens or could the ranges include ovens?

The proposed lobby is 1460 square feet at a cost of \$405,000. This is enough money and square footage to build a nice family home. About a third of it is to display the vintage Jeep and fire trailer. Could these be housed under cover outside at less expense? Could the space for tour groups be decreased without overcrowding?

Fifty-six feet is a generous depth for fire apparatus bays; 63 feet is excessive and not cost-effective even if you can use the existing foundation.

I am not familiar with the police department, but similar questions should be answered.

If you can decrease the cost of this project 25% you could save \$7 Million. I urge you to scrutinize every square foot to make this the most reasonable project possible.

Renee Krause

From: Carey Meyer
Sent: Tuesday, December 02, 2014 11:41 AM
To: Mary Griswold
Cc: Renee Krause
Subject: RE: Public safety building needs evaluation

From: Mary Griswold [mailto:mgmt@xyz.net]
Sent: Monday, December 01, 2014 2:25 PM
To: Bob Painter; Carey Meyer; Mark Robl; Department Clerk; Renee Krause
Subject: Public safety building needs evaluation

Public Works Project Management Staff Response:

(Please include in the Dec 10 committee packet)

The public safety building is designed to meet current needs of seven fire department staff and 15 police officers. The actual current staffing is five fire and 12 police officers. How soon will the city add new positions? Could the space requirements be reduced to reflect more realistic staffing numbers?

It is difficult to know when additional staff will be hired. Police has been talking about the need for additional officers for several years now. Yes, space requirements could be reduced, but there is a cost and a practicality issue. Future expansion is more expensive than completing work now. In addition, adding small areas to an existing building in the location needed is not always practical. (Example: once building area uses are established, adding an expansion at one end of the building does not provide new area in the locations needed.)

The fire administration requires 4239 square feet at a cost of \$1,483,650. The fire living space requires 5064 square feet at a cost of \$1,645,800. The current fire administration and living space is contained in the 3500 square foot upstairs plus the Departmental Services/Watch Office downstairs. The new space requirements are an enormous increase.

The design team employed fire station design professionals with a lifetime of experience designing fire stations. It was the opinion of these professionals (with input from staff) that the planned square footages are needed and sizes are consistent with facilities around the country.

The Chief's office is now 160 square feet; 225 square feet is recommended. Is the current office a comfortable size? Does it need to be 40% larger? Do you need 4 separate work stations for ESSs when only one is working each day? Could other offices be smaller?

Again, it was the opinion of our professionals that the planned office square footages are needed and are reasonable.

Does the living space need a separate 440 square foot dining area seating 20? Or could other living space be used to feed the crews?

The Dining Area has been located immediately adjacent to the Day Room; the space can be utilized together as one space. The sizing and location of these facilities maximizes shared usage; team will continue to evaluate space as design the initiated.

Does the kitchen need separate ovens or could the ranges include ovens?

This will be evaluated during detailed design.

The proposed lobby is 1460 square feet at a cost of \$405,000. This is enough money and square footage to build a nice family home. About a third of it is to display the vintage Jeep and fire trailer. Could these be housed under cover outside at less expense? Could the space for tour groups be decreased without overcrowding?

The 1460 sf does include room for the historic jeep display, but it also includes public restrooms, inquiry counter, seating area and desk area. This area does include some shared space (between Police and Fire), but staff has argued for separate lobby/reception areas. Public buildings cost significantly more per sf than residential; more intense usage, commercial code compliance, etc . This does put more importance on constructing only necessary spaces/items.

Fifty-six feet is a generous depth for fire apparatus bays; 63 feet is excessive and not cost-effective even if you can use the existing foundation.

These issues cannot be completely resolved until the design process is underway (including soils investigations and detailed evaluation of the condition of the existing foundation). The purpose of the planning work currently being done is primarily to establish a concept design and budget. Much work remains to be done to refine the ideas presented in the concept design/cost estimate.

I am not familiar with the police department, but similar questions should be answered.

If you can decrease the cost of this project 25% you could save \$7 Million. I urge you to scrutinize every square foot to make this the most reasonable project possible.



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

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(p) 907-235-3130

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Memorandum

TO: PUBLIC SAFETY BUILDING REVIEW COMMITTEE
FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I
DATE: DECEMBER 3, 2014
SUBJECT: AMENDING THE CONSTRUCTION SCHEDULE FOR THE PROPOSED PROJECT

During the regular meeting on November 10, 2014 Chair Castner requested that items be added to the schedule that were not currently shown. He requested this item to be on the next meeting agenda.

Chair Castner did not indicate what items he would like added at that time.

Recommendation:

Make a Motion to amend the Schedule as requested.



City of Homer

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Memorandum

TO: PUBLIC SAFETY BUILDING REVIEW COMMITTEE

FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I

DATE: DECEMBER 3, 2014

SUBJECT: PROJECT FUNDING AND FINANCING – WHAT ARE THE FUNDING OPTIONS FOR THIS PROJECT

At the regular meeting on November 10, 2014 Chair Castner provided a laydown of a model Loan Amortization Schedule and email received from John Li, Finance Director.

Those documents follow .

Chair Castner requested a discussion be conducted on funding and financing the proposed project at the next meeting.

Recommendation:

Informational in Nature. No Action required.

Conceptual Cost Estimate
Homer Public Safety Building Project
December 10, 2014

2017 const start

2017 const start

PHASE 1			
Quantity	Unit	Unit Price	TOTAL

PHASE 2			
Quantity	Unit	Unit Price	TOTAL

SITE - GENERAL

Mob/Demob/General Conditions	LS	LS	\$180,000	\$180,000	LS	LS	\$210,000	\$210,000
Excavation - On-Site Disposal	7,500	CY	\$4	\$30,000	4,500	CY	\$4	\$18,000
Excavation - Off-Site Disposal	2,500	CY	\$10	\$25,000	1,750	CY	\$10	\$17,500
Import Select Fill Material	3,500	CY	\$25	\$87,500	5,500	CY	\$25	\$137,500
Paving (2" LC/2" AC)	21,000	SF	\$5	\$105,000	14,000	SF	\$5	\$70,000
Curb & Gutter	3,000	LF	\$22	\$66,000	2,000	LF	\$22	\$44,000
Sidewalk/Trails/Courtyard	LS	LS	\$35,000	\$35,000	LS	LS	\$15,000	\$15,000
Storm Drainage	LS	LS	\$25,000	\$25,000	LS	LS	\$35,000	\$35,000
Water Service	LS	LS	\$45,000	\$45,000	LS	LS	-	-
Sewer Service	LS	LS	\$25,000	\$25,000	LS	LS	-	-
Landscaping/Seeding	LS	LS	\$20,000	\$20,000	LS	LS	\$35,000	\$35,000
Detention Basins	LS	LS	\$15,000	\$15,000	LS	LS	\$15,000	\$15,000
Gas/Electric/Tele Service	LS	LS	\$125,000	\$125,000	LS	LS	\$15,000	\$15,000
Utility Relocations	LS	LS	\$50,000	\$50,000	LS	LS	\$80,000	\$80,000
Site Lighting	LS	LS	\$20,000	\$20,000	LS	LS	\$40,000	\$40,000
SWPPP	LS	LS	\$20,000	\$20,000	LS	LS	\$30,000	\$30,000
Dumpster/Pad/Enclosure	LS	LS	\$20,000	\$20,000	LS	LS	-	-
Emergency Generator	LS	LS	\$95,000	\$95,000	LS	LS	-	-

SUBTOTAL SITE CIVIL

\$988,500

\$762,000

ASSESSORY - POLICE

Sally Port	981 sf	\$275	\$269,775			-	-
Vehicle Impound Bay	523 sf	\$350	\$183,120			-	-
Vehicle Impound Storage		\$200	-	1962 sf		\$150	\$294,300
Stolen Item Storage		\$175	-	872 sf		\$50	\$43,600
Staff Vehicle Enclosed Parking	1,199 sf	\$275	\$329,725			-	-
Staff Vehicle Covered Parking	981 sf	\$200	\$196,200			-	-
K-9	55 sf	\$150	\$8,175			-	-

ASSESSORY- FIRE

Covered Apparatus Parking		-	-	1,458 sf		\$250	\$364,500
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SUBTOTAL ACCESSORY STRUCTURES

\$986,995

\$702,400

MAIN BUILDING

Fire Public Areas		-	-	2,173 sf		\$325	\$706,063
Fire Administration		-	-	2,705 sf		\$350	\$946,750
Fire Living Areas		-	-	7,326 sf		\$325	\$2,381,031
Fire Staff/Facilities Support		-	-	735 sf		\$350	\$257,250
Fire Apparatus Bays and Support		-	-	9,370 sf		\$350	\$3,279,500
Police Public Areas	774 sf	\$375	\$290,156			-	-
Dispatch/Records	2,406 sf	\$350	\$842,188			-	-
Police Administration	608 sf	\$350	\$212,625			-	-
Police Investigations	1,125 sf	\$350	\$393,750			-	-
Police Patrol	2,559 sf	\$350	\$895,563			-	-
Police Property/Evidence	3,000 sf	\$325	\$975,000			-	-
Police Jail	4,473 sf	\$950	\$4,248,875			-	-
Police Range/Armory	4,744 sf	\$550	\$2,609,063			-	-
Police Support Spaces	4,998 sf	\$350	\$1,749,125			-	-
Shared Spaces	2,293 sf	\$325	\$745,063	2,293 sf		\$375	\$859,688
Communications			\$85,000				\$18,000
Furnishings	26,978 sf	\$5	\$134,890	22,309 sf		\$5	\$111,545

SUBTOTAL BUILDING CONSTRUCTION

\$13,181,296

\$8,559,826

SUBTOTAL SITE/BLDG CONSTRUCTION

\$14,168,291

\$9,262,226

Design	8 %	-	\$1,133,463			-	\$740,978
1% for Art			\$70,000				\$70,000
Construction Assistance/Inspection	2 %	-	\$283,366			-	\$185,245
Contingency	15 %	-	\$2,125,244			-	\$1,389,334
City Administration	2 %	-	\$283,366			-	\$185,245

TOTAL PROJECT COST

\$18,063,730

\$11,833,027

Ken Castner

From: John Li <zli@ci.homer.ak.us>
Sent: Wednesday, October 29, 2014 2:27 PM
To: Ken Castner
Subject: RE: model Loan Amortization Schedule

1 mil rate increase equals approximately \$624,000 additional property tax revenue at the current taxable value of real properties within Homer city limit.
1% sale tax generates about \$1.6 million tax revenue assuming the tax hike (1%) would not change the shopping behavior.

From: Ken Castner [mailto:kcastner@tonsina.biz]
Sent: Wednesday, October 29, 2014 11:56 AM
To: John Li
Subject: RE: model Loan Amortization Schedule

John:
Thanks.
Next question is what does \$500,000 a year mean to our current mil rate?
Or a simpler question is: what is the value of another mil? What is the value of 1% sales tax?
Are current municipal bond costs really 5%? I thought we borrowed gas line money at 4%.
Ken Castner

From: John Li [mailto:zli@ci.homer.ak.us]
Sent: Wednesday, October 29, 2014 11:46 AM
To: kcastner@tonsina.biz
Subject: model Loan Amortization Schedule

Hi Ken,
Attached is a model Loan Amortization Schedule (Excel Format) based on your request.
Let me know if you have any questions.
Thanks
John

ONE

Loan Amount	PV	10,000,000
Annual Interest Rate	i	5.00%
Terms of the Loans in Years	n	20
Payment Frequency		Semi-Annual
Compound Period		Semi-Annual
Payment Type	End of the period	0
Period (PMT) Interest Rate		2.50%
Num. of Payment		30
	FV	0.00

Payment amount and total yearly cash outlay are dependent on the loan amount & interest rate.

Loan Amount
Annual Interest Rate
Terms of the Loans in Years
Payment Frequency
Compound Period
Payment Type
Period (PMT) Interest Rate
Num. of Payment

Year	Payment #	Payment	Principal	Interest	Loan Balance
1	1	(\$477,776)	(\$227,776)	(\$250,000)	\$9,772,224
	2	(\$477,776)	(\$233,471)	(\$244,306)	\$9,538,753
2	3	(\$477,776)	(\$239,308)	(\$238,469)	\$9,299,445
	4	(\$477,776)	(\$245,290)	(\$232,486)	\$9,054,155
3	5	(\$477,776)	(\$251,423)	(\$226,354)	\$8,802,732
	6	(\$477,776)	(\$257,708)	(\$220,068)	\$8,545,024
4	7	(\$477,776)	(\$264,151)	(\$213,626)	\$8,280,873
	8	(\$477,776)	(\$270,755)	(\$207,022)	\$8,010,119
5	9	(\$477,776)	(\$277,523)	(\$200,253)	\$7,732,595
	10	(\$477,776)	(\$284,462)	(\$193,315)	\$7,448,134
6	11	(\$477,776)	(\$291,573)	(\$186,203)	\$7,156,561
	12	(\$477,776)	(\$298,862)	(\$178,914)	\$6,857,699
7	13	(\$477,776)	(\$306,334)	(\$171,442)	\$6,551,365
	14	(\$477,776)	(\$313,992)	(\$163,784)	\$6,237,372
8	15	(\$477,776)	(\$321,842)	(\$155,934)	\$5,915,530
	16	(\$477,776)	(\$329,888)	(\$147,888)	\$5,585,642
9	17	(\$477,776)	(\$338,135)	(\$139,641)	\$5,247,507
	18	(\$477,776)	(\$346,589)	(\$131,188)	\$4,900,918
10	19	(\$477,776)	(\$355,253)	(\$122,523)	\$4,545,664
	20	(\$477,776)	(\$364,135)	(\$113,642)	\$4,181,530
11	21	(\$477,776)	(\$373,238)	(\$104,538)	\$3,808,291
	22	(\$477,776)	(\$382,569)	(\$95,207)	\$3,425,722
12	23	(\$477,776)	(\$392,133)	(\$85,643)	\$3,033,589
	24	(\$477,776)	(\$401,937)	(\$75,840)	\$2,631,652
13	25	(\$477,776)	(\$411,985)	(\$65,791)	\$2,219,667
	26	(\$477,776)	(\$422,285)	(\$55,492)	\$1,797,383
14	27	(\$477,776)	(\$432,842)	(\$44,935)	\$1,364,541
	28	(\$477,776)	(\$443,663)	(\$34,114)	\$920,878
15	29	(\$477,776)	(\$454,754)	(\$23,022)	\$466,123
	30	(\$477,776)	(\$466,123)	(\$11,653)	\$0
16	31	(\$477,776)	#NUM!	#NUM!	#NUM!
	32	(\$477,776)	#NUM!	#NUM!	#NUM!
17	33	(\$477,776)	#NUM!	#NUM!	#NUM!
	34	(\$477,776)	#NUM!	#NUM!	#NUM!
18	35	(\$477,776)	#NUM!	#NUM!	#NUM!
	36	(\$477,776)	#NUM!	#NUM!	#NUM!
19	37	(\$477,776)	#NUM!	#NUM!	#NUM!
	38	(\$477,776)	#NUM!	#NUM!	#NUM!
20	39	(\$477,776)	#NUM!	#NUM!	#NUM!
	40	(\$477,776)	#NUM!	#NUM!	#NUM!

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ONE

Loan Amount	PV	10,000,000
Annual Interest Rate	i	5.00%
Terms of the Loans in Years	n	20
Payment Frequency		Semi-Annual
Compound Period		Semi-Annual
Payment Type	End of the period	0
Period (PMT) Interest Rate		2.50%
Num. of Payment		40
	FV	0.00

Payment amount and total yearly cash outlay are dependent on the loan amount & interest rate.

Loan Amount		
Annual Interest Rate		
Terms of the Loans in Years		
Payment Frequency		
Compound Period		
Payment Type		
Period (PMT) Interest Rate		
Num. of Payment		

Year	Payment	Principal	Interest	Total	Balance
1	2	(\$398,362)	(\$148,362)	(\$250,000)	\$9,851,638
					\$9,699,566
2	3	(\$398,362)	(\$155,873)	(\$242,489)	\$9,543,693
	4	(\$398,362)	(\$159,770)	(\$238,592)	\$9,383,923
3	5	(\$398,362)	(\$163,764)	(\$234,598)	\$9,220,159
	6	(\$398,362)	(\$167,858)	(\$230,504)	\$9,052,300
4	7	(\$398,362)	(\$172,055)	(\$226,308)	\$8,880,246
	8	(\$398,362)	(\$176,356)	(\$222,006)	\$8,703,889
5	9	(\$398,362)	(\$180,765)	(\$217,597)	\$8,523,124
	10	(\$398,362)	(\$185,284)	(\$213,078)	\$8,337,840
6	11	(\$398,362)	(\$189,916)	(\$208,446)	\$8,147,924
	12	(\$398,362)	(\$194,664)	(\$203,698)	\$7,953,260
7	13	(\$398,362)	(\$199,531)	(\$198,831)	\$7,753,729
	14	(\$398,362)	(\$204,519)	(\$193,843)	\$7,549,210
8	15	(\$398,362)	(\$209,632)	(\$188,730)	\$7,339,578
	16	(\$398,362)	(\$214,873)	(\$183,489)	\$7,124,705
9	17	(\$398,362)	(\$220,245)	(\$178,118)	\$6,904,460
	18	(\$398,362)	(\$225,751)	(\$172,611)	\$6,678,709
10	19	(\$398,362)	(\$231,395)	(\$166,968)	\$6,447,315
	20	(\$398,362)	(\$237,179)	(\$161,183)	\$6,210,135
11	21	(\$398,362)	(\$243,109)	(\$155,253)	\$5,967,026
	22	(\$398,362)	(\$249,187)	(\$149,176)	\$5,717,839
12	23	(\$398,362)	(\$255,416)	(\$142,946)	\$5,462,423
	24	(\$398,362)	(\$261,802)	(\$136,561)	\$5,200,621
13	25	(\$398,362)	(\$268,347)	(\$130,016)	\$4,932,274
	26	(\$398,362)	(\$275,055)	(\$123,307)	\$4,657,219
14	27	(\$398,362)	(\$281,932)	(\$116,430)	\$4,375,287
	28	(\$398,362)	(\$288,980)	(\$109,382)	\$4,086,307
15	29	(\$398,362)	(\$296,205)	(\$102,158)	\$3,790,102
	30	(\$398,362)	(\$303,610)	(\$94,753)	\$3,486,493
16	31	(\$398,362)	(\$311,200)	(\$87,162)	\$3,175,293
	32	(\$398,362)	(\$318,980)	(\$79,382)	\$2,856,313
17	33	(\$398,362)	(\$326,955)	(\$71,408)	\$2,529,358
	34	(\$398,362)	(\$335,128)	(\$63,234)	\$2,194,230
18	35	(\$398,362)	(\$343,507)	(\$54,856)	\$1,850,723
	36	(\$398,362)	(\$352,094)	(\$46,268)	\$1,498,629
19	37	(\$398,362)	(\$360,897)	(\$37,466)	\$1,137,732
	38	(\$398,362)	(\$369,919)	(\$28,443)	\$767,813
20	39	(\$398,362)	(\$379,167)	(\$19,195)	\$388,646
	40	(\$398,362)	(\$388,646)	(\$9,716)	(\$0)

Year
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TWO

Total (\$31,868,987)

PV	10,000,000
i	5.00%
n	20
Semi-Annual	
Semi-Annual	
End of the period	0
	2.50%
	40
FV	0.00

Payment amount and total yearly cash outlay are dependent on the loan amount & interest rate.

Payment #	Payment	Principal	Interest	Loan Balance	Year	Cash Outlay/Year
					1	(\$796,725)
					2	(\$796,725)
					3	(\$796,725)
					4	(\$796,725)
					5	(\$796,725)
					6	(\$796,725)
					7	(\$796,725)
					8	(\$1,593,449)
					9	(\$1,593,449)
					10	(\$1,593,449)
					11	(\$1,593,449)
					12	(\$1,593,449)
					13	(\$1,593,449)
					14	(\$1,593,449)
					15	(\$1,593,449)
					16	(\$1,593,449)
					17	(\$1,593,449)
					18	(\$1,593,449)
					19	(\$1,593,449)
					20	(\$1,593,449)
					21	(\$796,725)
					22	(\$796,725)
					23	(\$796,725)
					24	(\$796,725)
					25	(\$796,725)
					26	(\$796,725)
					27	(\$796,725)
1	(\$398,362)	(\$148,362)	(\$250,000)	\$9,851,638		
2	(\$398,362)	(\$152,071)	(\$246,291)	\$9,699,566		
3	(\$398,362)	(\$155,873)	(\$242,489)	\$9,543,693		
4	(\$398,362)	(\$159,770)	(\$238,592)	\$9,383,923		
5	(\$398,362)	(\$163,764)	(\$234,598)	\$9,220,159		
6	(\$398,362)	(\$167,858)	(\$230,504)	\$9,052,300		
7	(\$398,362)	(\$172,055)	(\$226,308)	\$8,880,246		
8	(\$398,362)	(\$176,356)	(\$222,006)	\$8,703,889		
9	(\$398,362)	(\$180,765)	(\$217,597)	\$8,523,124		
10	(\$398,362)	(\$185,284)	(\$213,078)	\$8,337,840		
11	(\$398,362)	(\$189,916)	(\$208,446)	\$8,147,924		
12	(\$398,362)	(\$194,664)	(\$203,698)	\$7,953,260		
13	(\$398,362)	(\$199,531)	(\$198,831)	\$7,753,729		
14	(\$398,362)	(\$204,519)	(\$193,843)	\$7,549,210		
15	(\$398,362)	(\$209,632)	(\$188,730)	\$7,339,578		
16	(\$398,362)	(\$214,873)	(\$183,489)	\$7,124,705		
17	(\$398,362)	(\$220,245)	(\$178,118)	\$6,904,460		
18	(\$398,362)	(\$225,751)	(\$172,611)	\$6,678,709		
19	(\$398,362)	(\$231,395)	(\$166,968)	\$6,447,315		
20	(\$398,362)	(\$237,179)	(\$161,183)	\$6,210,135		
21	(\$398,362)	(\$243,109)	(\$155,253)	\$5,967,026		
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25	(\$398,362)	(\$268,347)	(\$130,016)	\$4,932,274		
26	(\$398,362)	(\$275,055)	(\$123,307)	\$4,657,219		
27	(\$398,362)	(\$281,932)	(\$116,430)	\$4,375,287		
28	(\$398,362)	(\$288,980)	(\$109,382)	\$4,086,307		
29	(\$398,362)	(\$296,205)	(\$102,158)	\$3,790,102		
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32	(\$398,362)	(\$318,980)	(\$79,382)	\$2,856,313		
33	(\$398,362)	(\$326,955)	(\$71,408)	\$2,529,358		
34	(\$398,362)	(\$335,128)	(\$63,234)	\$2,194,230		
35	(\$398,362)	(\$343,507)	(\$54,856)	\$1,850,723		
36	(\$398,362)	(\$352,094)	(\$46,268)	\$1,498,629		
37	(\$398,362)	(\$360,897)	(\$37,466)	\$1,137,732		
38	(\$398,362)	(\$369,919)	(\$28,443)	\$767,813		
39	(\$398,362)	(\$379,167)	(\$19,195)	\$388,646		
40	(\$398,362)	(\$388,646)	(\$9,716)	(\$0)		



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907-235-3170

(f) 907-235-3145

Memorandum

TO: Public Safety Building Review Committee (PSBRC)

FROM: Carey Meyer – City Engineer

DATE: December 3, 2014

SUBJECT: **Public Safety Building
Building Square Footage Priorities**

At the last meeting, the Committee requested that areas of the building be prioritized to identify potential opportunities to practically reduce initial construction costs.

Main Building Square Footage Needs

	2014	2034
Police	22081 SF	24684 SF
Fire	21296 SF	22307 SF

Current vs. Future

The Needs Study identified building and site square footage classifications currently needed and required in the future as the community grows. The size of the future building (based on the Needs Study) is not much bigger than the one needed now. The design team has taken a second look at prioritizing anticipated needs, a summary of the results of which are shown on the last page of this memo:

Discussion:

A majority of what is identified in the Needs Study is considered to be of highest priority.

Police – Some building square footage (2600 SF or 10.5 %) identified in the Needs Study meets future needs, but would be difficult and expensive to add in later (additional dispatch 351 SF, investigations 225 SF, patrol 143 SF, evidence storage 750 SF, cells 723 SF, and support areas 413 SF). *Example: Once building area uses are established in separate portions of the building, adding an expansion at one end of the building does not provide new areas in the locations needed.* It is the opinion of the design team that relatively small square footages needed for the future should be constructed as part of the initial project.

Some might argue that the Range is a lesser priority than the operational portions of the building. Others might argue that it is essential. Postponing Range construction could reduce initial construction costs by \$1,700,000 (\$550/sf); shelling it in could reduce initial costs by \$800,000.

Not constructing asphalt pavement needed for future public and staff parking as part of the initial project could reduce initial costs by \$35,000.

Fire – Some building square footage (1000 SF or 4.5 %) identified in the Needs Study meets future needs, but would be difficult and expensive to add in later (additional administration 345 SF, living areas 360 SF, and apparatus bay/support 309 SF). Postponing 345 SF of Fire Marshall administration office construction could reduce initial construction costs by \$100,000. Not constructing asphalt pavement needed for future public and staff parking could reduce initial costs by \$25,000.

Conclusion: Taking our lead from the Police and Fire Chiefs, based on their efforts in completing a Needs Study, the design team finds from a practical perspective all building square footage now being considered is of equal importance. No significant square footage with a low priority has been identified that would make sense to postpone (with the possible exception of the Range).

Note: *If the State would participate in Jail construction (pay 1/3 the cost); it could reduce the City's cost by \$1,100,000. Participation in Range construction (pay half the cost) might reduce the City's cost by \$900,000). The potential for Federal/Borough participation should also be investigated.*

Public Safety Building
Building/Site Square Footage Priorities
 December 10, 2014

Police Department	Square Footage	Highest Priority	Lesser Priority	Remarks	Description
Public Areas	619	X			Vestibule, Lobby, Public Toilets, Soft Interview, Inmate Visit/Release
Dispatch Records	1,925	X		Future SF Needs = 351	2 Work Sta., Work Room, Dispatch, Lunch Rm, Office, Radio/Computer Rm
Administration	486	X			Chief and Lieutenant Offices
Investigations	900	X		Future SF Needs = 225	2 Detective Offices, Soft and Hard Interview, Polygraph
Patrol	2,047	X		Future SF Needs = 143	Briefing/Squad Room, 12 Officer/ Trooper/ Sergeant Work Stations,
Property/Evidence	2,400	X		Future SF Needs = 750	Evidence Lockers, Receive, Work Station, Evidence Storage
Jail	3,576	X		Future SF Needs = 723	Booking, Cells, Inmate Support, 3 Jail Contol Work Stations
Range/Armory	3,450		X	Armory Critical, Range?	200 SF Armory (weapons storage/maintenance), 3250 SF Range
Support Spaces	3,998	X		Future SF Needs = 413	Locker Rms/Showers, Bunks, Laundry, Uniform Storage, IT, Computer Rm

Ancillary Facilities	6,633	X			Sally Port, Fenced Vehicle Impound, Enclosed/Covered Police Vehicles, K-9
Public Parking	5,625	X	X	1500 SF Future Need	Public, ADA, Van Spaces
Staff Parking	10,875	X	X	2250 SF Future Need	Staff, ADA, Van Spaces
Trooper/Agency Parking	22,692	X			Other Parking/Access Requirements

Fire Department	Square Footage	Highest Priority	Lesser Priority	Remarks	Description
Public Areas	1,738	X			Entry Vestibule, Fire Lobby Inquiry Counter, Public Toilets
Administration	2,164		X	Future SF Needs = 345	Watch Office, Toilet, Chief/Assist. Chief Office, 5 Work Sta., Production Rm
Living Areas	5,861	X		Future SF Needs = 360	Day Room, Dining, Kitchen, Bunk Rooms, Lockers, Showers, Laundry
Staff/Facility Support	588	X			Training Room, Physical Training, Toilets, Facility Maintenance Room
Apparatus Bays/Support	7,496	X		Future SF Needs = 309	Apparatus Bays, Turn-out Gear, Hose Racks/Tower, Decon, Equipment Storage
Ancillary Facilities	1,350	X			Covered Equipment Storage, Command/Utility Vehicles/ATV/Boat Storage

Public Parking	3,000	X	X	1500 SF Future Need	Public, ADA, Van Spaces
Volunteer Parking	7,875	X			Staff, ADA, Van Spaces
Staff Parking	2,150	X	X	750 SF Future Need	Staff, ADA, Van Spaces
Site Access Pavement	13,700	X			Apparatus Bay Access Pavement

Renee Krause

From: Mark Robl
Sent: Thursday, November 06, 2014 12:39 PM
To: Renee Krause; Will Hutt; Bob Painter; Dan Miotke; Ralph Crane; Mary (Beth) E. Wythe; Smythe, Dale (dale.smythe@stantec.com); 'Meredith Noble'; Sara Wilson Doyle
Cc: Carey Meyer; Dan Nelsen; Walt Wrede; John Li; Rick Abboud; Julie Engebretsen
Subject: RE: PSBRC Packets and Meeting Reminder for November 10th

I will not be able to attend the meeting on Monday and will also not be able to have an HPD rep in attendance. I have some comments and concerns about the proposed site plan:

- 1) I think we should switch the entry around and have the public entrance on the side facing the Sterling Highway.
Reasoning;
Provides for better handicapped access.
Visual appeal – it will be easier to keep an entry on this side of the building cleaner and neater. People won't see our trash and junk that is bound to accumulate. We can have a flag pole and totem pole or whatever near the entrance.
Security concerns – I'd like to keep the public entry on one side of the building, away from our "working entries". We also need to ensure safe separation of victims/witnesses from defendants. As currently proposed we could have victims showing up at the same time as defendants are being brought around to the sally port area. When this happens it often causes problems for us, we need to minimize the possibility.
- 2) The main parking area for our staff will be near the #13 on the site plan. I'd like this parking area to be as close to the staff entrance as possible. Ideally it would be a covered carport with a covered, fairly secure walkway to our staff entrance. (Even better, it would be an enclosed garage with separate doors.) Currently during inclement winter weather most of the vehicles for our on-duty officers are left idling all day so they're free of snow and ice for rapid emergency responses. Having a covered carport type of parking area will reduce idling time.
- 3) I don't see any of the following on the site plan. It doesn't mean they're not in the works, I just don't see them and want to make sure they're going to show up.
Fenced impound yard
Area for found bicycles
Area for dumpsters
Emergency generator location
Radio room, antenna tower
- 4) We have a small, portable incinerator unit that we destroy drugs with. We currently keep it in our carport area and wheel it outside to use it. I think a good location for it would be behind the back wall of the sally port. It should be under a small roof with a flat, level area nearby that it could be wheeled out on.
- 5) I'm not sure who or what the covered/enclosed parking is for as shown. It's pretty far away from us to be useful for ongoing day use for on-duty personnel.
- 6) I have a few changes in mind for the floor plan. Nothing too serious though, we can talk about it when we get more serious about finalizing the floor plan. For the most part I find the proposed site development plan and the floor plan to be very workable.

- 7) Finally, and this is probably more of an in-house question for Carey and Dan; I'm assuming that things a jail and police department needs are included in construction costs. "Things" meaning alarm systems, video surveillance systems, intercoms, range equipment etc. What about furniture, moving our radio system and such? I've never been involved in building a government facility like this so I don't know. Seems that new furniture and equipment should be part of the budget for this, moving our junk into a new building would be downright ugly.

Mark

From: Renee Krause
Sent: Wednesday, November 05, 2014 4:55 PM
To: Mark Robl; Will Hutt; Bob Painter; Dan Miotke; Ralph Crane; Mary (Beth) E. Wythe; Smythe, Dale (dale.smythe@stantec.com); 'Meredith Noble'; Sara Wilson Doyle
Cc: Carey Meyer; Dan Nelsen; Walt Wrede; John Li; Rick Abboud; Julie Engebretsen
Subject: PSBRC Packets and Meeting Reminder for November 10th
Importance: High

<http://www.cityofhomer-ak.gov/cityclerk/public-safety-building-review-committee-13>

Packets will be available 9:00 am tomorrow morning.

Sincerely,

Renee Krause
Deputy City Clerk I
City of Homer
491 E. Pioneer Avenue
Homer, Alaska 99603
Ph. 907-235-8121 ext 2224
Fax 907-235-3143
rkrause@ci.homer.ak.us

All Correspondence sent from this email address can possibly be available for public inspection.

Please note some correspondence is confidential in nature and if you have received this in error please contact the sender as soon as possible so we can correct the contact information we have on file.

"The Secret of Change is to Focus All of Your Energy Not on Fighting the Old, But Building the New" - Socrates



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum

TO: PUBLIC SAFETY BUILDING REVIEW COMMITTEE
FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I
DATE: DECEMBER 3, 2014
SUBJECT: COMMITTEE RECOMMENDATION TO CITY COUNCIL

Chair Castner requested this item on the agenda for discussion by the committee.

Recommendation:

Informational in Nature. No Action required.



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum

TO: PUBLIC SAFETY BUILDING REVIEW COMMITTEE

FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I

DATE: DECEMBER 3, 2014

SUBJECT: APPROVAL BY THE KENAI PENINSULA BOROUGH TO REMOVE DEED RESTRICTIONS

Chair Castner requested this item on the agenda for discussion by the committee. Following are copies of the recommendations from the Borough Planning Commission and the unexecuted Ordinance 2014-31.

Recommendation:

Informational in Nature. No Action required.

Introduced by: Smith, Mayor
Date: 10/14/14
Hearing: 11/25/14
Action:
Vote:

**KENAI PENINSULA BOROUGH
ORDINANCE 2014-31**

**AN ORDINANCE AUTHORIZING THE RELEASE OF A DEED RESTRICTION AT
THE REQUEST OF THE HOMER CITY COUNCIL ON A PARCEL OF LAND
CONTAINING THE FORMER HOMER INTERMEDIATE SCHOOL THAT WAS
DEEDED TO THE CITY OF HOMER BY THE KENAI PENINSULA BOROUGH**

1 **WHEREAS**, Tract 2 Homer School Survey 1999 City Addition. Plat No 2000-22, Homer
2 Recording District contains the former territorial school and the former Homer
3 Intermediate School facility; and

4 **WHEREAS**, through KPB Ordinance 98-42, Tract 2 was determined to be surplus to borough and
5 school district needs and was deeded to the City of Homer; and

6 **WHEREAS**, in accordance with Ordinance 98-42, a restriction was placed on the deed by the
7 borough, which states “the site shall be owned in perpetuity by the City of Homer or
8 its successor and managed for the use and benefit of the general public”; and

9 **WHEREAS**, the City of Homer has managed the property for the use and benefit of the general
10 public; and

11 **WHEREAS**, the Homer City Council adopted Resolution 13-096 requesting the Borough to
12 “amend...the quit claim deed on the...Old Middle School property to allow the City
13 to sell the property and dedicate and direct the sale proceeds to the use and benefit of
14 the general public”; and

1 **WHEREAS**, without the restriction, the city would be able to determine how the parcel would best
2 serve public interests under the city’s authority and public processes; and

3 **WHEREAS**, the city has indicated it would demolish the buildings and utilize the site for a public
4 safety building or sell the parcel and use the proceeds to further public purposes;

5 **WHEREAS**, public notice has been published per KPB 17.10.130(F)(2); and

6 **WHEREAS**, the KPB Planning Commission at its regularly scheduled meeting of November 10,
7 2014, recommended _____;

8 **NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI**
9 **PENINSULA BOROUGH:**

10 **SECTION 1.** That pursuant to KPB 17.10.130(F)(4), the mayor is hereby authorized to release the
11 deed restriction Tract 2, Homer School Survey 1999 City Addition. Plat No 2000-22,
12 Homer Recording District, set forth in Book 303 Page 614 Homer Recording District,
13 based on the following findings of fact:

14 a. Through Ordinance 98-42 the property was determined to be surplus to borough
15 and school district needs.

16 b. The property was conveyed to the City of Homer pursuant to KPB Ordinance 98-
17 42 on July 7, 2000, subject to the restriction that the site shall be owned in
18 perpetuity by the City of Homer or its successor and be managed for the use and
19 benefit of the general public.

20 c. Through Resolution 13-096 the City of Homer has indicated it cannot afford to
21 operate and maintain the buildings and has also indicated it does not have a
22 suitable future use for the buildings.

1 d. The city has indicated it is considering siting its new public safety building on the
2 parcel or may sell the parcel and use the proceeds for public purposes.

3 e. The Kenai Peninsula Borough does not have a foreseeable need for use of the
4 property.

5 f. Public notice of the proposed action was delivered and published in accordance
6 with KPB 17.10.130(F)(2).

7 g. The planning commission considered the petition in accordance with KP
8 17.10.130(F)(3), and recommended_____.

9 **SECTION 2.** The mayor is authorized to sign the *Release of Deed Restriction* in a form
10 substantially similar to the documents attached hereto, and any other documents
11 necessary to effectuate the intents and purposes of this ordinance.

12 **SECTION 3.** That this ordinance shall take effect immediately upon its enactment.

13 **ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS * DAY**
14 **OF * 2014.**

Hal Smalley, Assembly President

ATTEST:

Johni Blankenship, MMC, Borough Clerk

Yes:

No:

Absent:

Public Notice of Proposed Release of a Deed Restriction

Pursuant to Kenai Peninsula Borough (KPB) Code of Ordinances, Chapter 17.10.130(f), the Kenai Peninsula Borough is considering release of a deed restriction on the use of a parcel of land owned by the City of Homer commonly known as the former Homer Intermediate School. The proposed Ordinance 2014-31 can be viewed at:

<http://www.borough.kenai.ak.us/AssemblyClerk/Assembly/Ordinances/2014/O2014-31.pdf>

The Borough encourages you to review the proposed ordinance and submit written comments. Written comments must be received no later than close of business Nov 3, 2014, to be included in the Planning Commission packet for its public hearing. Written comments may be sent to the following address: Kenai Peninsula Borough, Land Management Division
144 N. Binkley Street, Soldotna, AK 99669-7599

Description of Property: Former Homer Intermediate School, 450 Sterling Highway, Tract 2 Homer School Survey 1999 City Addition, Plat No 2000-22 HRD, Tax Parcel No. 175-100-70

Basis For Proposed Action: Parcel No. 175-100-70 was deeded to the City of Homer in 2000 after the property was deemed surplus to borough and school district needs under KPB Ordinance 98-42. The deed was made subject to a restriction requiring the property to be owned by the city and used for public purposes in perpetuity. This property contains the former Homer Intermediate School which has since been used for KPC Kachemak Bay Campus, Boys and Girls Club, and other generally beneficial public uses. The Homer City Council adopted resolution 13-096 which served to request the borough to amend the deed restriction to permit the city to sell the property and dedicate the proceeds for the use and benefit of the general public. In that resolution the city cites concerns of sustainability of operation and maintenance costs of the existing facilities on the property and additionally cites goals of providing for a new public safety building. Proposed KPB Ordinance 2014-31 would remove the deed restriction thereby allowing the city to consider any management decisions for the property under its authority and financial interests. The City of Homer, as a first class city in the borough, has public decision making processes with citizen involvement which ensure that the public property and any proceeds are used for public purposes appropriate for the area.

The public is invited to give testimony at the following meetings. Public meetings will be held as shown unless otherwise advertised.

KPB Planning Commission Public Hearing: November 10, 2014, 7:30 p.m. at the KPB Administration Building, 144 N. Binkley Street, Soldotna, AK 99669.

KPB Assembly Meeting: November 25, 2014, 6:00 p.m. at the KPB Administration Building, 144 N. Binkley Street, Soldotna, AK 99669.

Additional Information: For further information contact Marcus Mueller, Land Management Division at 907-714-2204, or toll free within the Borough 1-800-478-4441, ext. 2204.

The Kenai Peninsula Borough reserves the right to waive technical defects in this publication.

Proposed KPB Ordinance 2014-31

**AUTHORIZING THE REPEAL OF A DEED RESTRICTION
AT THE REQUEST OF THE HOMER CITY COUNCIL
ON A PARCEL OF LAND CONTAINING THE FORMER HOMER INTERMEDIATE SCHOOL
THAT WAS DEEDED TO THE CITY OF HOMER BY THE KENAI PENINSULA BOROUGH**



0 250 500 1,000 Feet

mam 9/25/14

Kenai Peninsula Borough Property Report - 17510070

Wed Oct 1 2014 10:21:26 AM



Parcel Number: 17510070
 Address: 450 STERLING HWY
 Owner: HOMER CITY OF
 491 E PIONEER AVE
 HOMER, AK 99603
 Tax Area: 20 - HOMER CITY
 Usage Code: 820 Institutional School
 Acreage: 4.30
 Land Value: \$809,400
 Improvement Value: \$4,000,000
 Assessed Value: \$4,809,400
 Taxable Value: \$0



DISCLAIMER: The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2000022 HOMER SCHOOL SURVEY 1999 CITY ADDN TRACT 2

Number of Structures: 1

Structure #	Year Built	Square Ft	Structure Type
C01	1956	25,000	SCHOOL

RELEASE OF DEED RESTRICTION

WHEREAS, the Kenai Peninsula Borough conveyed the below described property to the City of Homer by quitclaim deed recorded at **Book 303, Page 614 in the Homer Recording District** pursuant to KPB Ordinance 98-42 on July 7, 2000:

Tract 2, Homer School Survey 1999 City Addition, According to Plat No. 2000-22 on file in the Homer Recording District, Third Judicial District, State of Alaska

WHEREAS, said conveyance instrument contained the following restriction:
"FURTHER SUBJECT TO the restriction that the site shall be owned in perpetuity by the City of Homer or its successor and be managed for the use and benefit of the general public"; and

WHEREAS, on November 25, 2014 the Kenai Peninsula Borough Assembly enacted Ordinance 2014-31 authorizing the release of said restriction.

NOW, THEREFORE, the GRANTOR, KENAI PENINSULA BOROUGH, an Alaska municipal corporation, whose address is 144 North Binkley Street, Soldotna, Alaska 99669, for the sum of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and pursuant to Assembly Ordinance 2014-31, enacted November 25, 2014, releases forever the GRANTEE, CITY OF HOMER, an Alaska municipal corporation, whose address is 491 East Pioneer Avenue, Homer, AK 99603, its successors and assigns, from the above-stated restriction on the use and ownership of the above described real property set forth in the quit claim deed recorded at Book 303, Page 614, Homer Recording District, Third Judicial District, State of Alaska.

Dated this ____ day of _____, 2014.

KENAI PENINSULA BOROUGH:

Mike Navarre, Mayor

ATTEST:

APPROVED AS TO FORM
AND SUFFICIENCY

Johni Blankenship
Borough Clerk

Holly B. Montague
Deputy Borough Attorney

NOTARY ACKNOWLEDGMENT

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this _____ day of _____, 2014 by Mike Navarre, Mayor of the Kenai Peninsula Borough, an Alaska municipal corporation, for on behalf of the corporation.

Notary Public in and for Alaska
My commission expires: _____

Please return to: Kenai Peninsula Borough
Planning Department
144 North Binkley Street
Soldotna, Alaska 99669



KENAI PENINSULA BOROUGH

PLANNING DEPARTMENT

144 North Binkley Street • Soldotna, Alaska 99669-7520

PHONE: (907) 714-2200 • **FAX:** (907) 714-2378

Toll-free within the Borough: 1-800-478-4441, Ext. 2200

www.borough.kenai.ak.us

MIKE NAVARRE
BOROUGH MAYOR

MEMORANDUM

TO: Dale Bagley, Assembly President
Kenai Peninsula Borough Assembly Members

THRU: Mike Navarre, Borough Mayor *MN*

FROM: Max Best, Planning Director *MB*

DATE: November 12, 2014

SUBJECT: Ordinance 2014-31; Authorizing the Release of a Deed Restriction at the Request of the Homer City Council on a Parcel of Land Containing the Former Homer Intermediate School that was Deeded to the City of Homer by the Kenai Peninsula Borough

The Kenai Peninsula Borough Planning Commission reviewed the subject Ordinance 2014-31 during their regularly scheduled November 10, 2014 meeting. A motion passed by unanimous consent to recommend approval of the ordinance authorizing the release of a deed restriction of the Homer City Council.

In the Ordinance, please make the following amendment to the last WHEREAS statement:

WHEREAS, the KPB Planning Commission, at its regularly scheduled meeting of November 10, 2014 recommended approval by unanimous consent.

Also in the Ordinance, please amend the following statement under Section 1(g) to read:

The planning commission considered the petition in accordance with KPB 17.140.130(F)(3), and recommended approval.

Attached are the unapproved minutes of the subject portion of the meeting.



AGENDA ITEM F. PUBLIC HEARINGS

- 3. Ordinance 2014-31; authorizing the Release of a Deed Restriction at the Request of the Homer City Council on a Parcel of Land Containing the Former Homer Intermediate School that was Deeded to the City of Homer by the Kenai Peninsula Borough

Memorandum & Staff Report given by Marcus Mueller

PC Meeting: 11/10/14

Parcel No. 175-100-70 was deeded to the City of Homer in 2000 after the property was deemed surplus to borough and school district needs under KPB Ordinance 98-42. The deed was made subject to a restriction requiring the property to be owned by the city and used for public purposes in perpetuity. This property contains the former Homer Intermediate School which has since been used for KPC Kachemak Bay Campus, Boys and Girls Club, and other generally beneficial public uses.

The Homer City Council adopted Resolution 13-096 which served to request the borough to remove the deed restriction to permit the city to sell the property and dedicate the proceeds for the use and benefit of the general public. In that resolution the city cites concerns of sustainability of operation and maintenance costs of the existing facilities on the property and additionally cites goals of providing for a new public safety building.

Since the adoption of Resolution 13-096, the Homer City Council met and discussed the resolution. There was a general agreement that it would be useful to clarify its current thinking on the matter. The situation has changed significantly since the resolution was adopted. This site has now been identified as a likely location for the proposed new public safety building so the option of selling the property was not an option anymore.

Proposed KPB Ordinance 2014-31 would remove the deed restriction thereby allowing the city to consider any management decisions for the property under its authority and financial interests. The City of Homer, as a first class city in the borough, has public decision making processes with citizen involvement which will ensure that the public property and any proceeds are used for public purposes appropriate for the area.

Consideration of this ordinance is appreciated.

END OF MEMORANDUM AND STAFF REPORT

Chairman Bryson opened the meeting for public comment. Seeing and hearing no one wishing to speak, Chairman Bryson closed the public comment period and opened discussion among the Commission.

Commissioner Venuti expressed a possible conflict of interest. He is a member of the Homer Advisory Planning Commission where this ordinance was discussed. Chairman Bryson asked if the commission voted on the recommendation of the ordinance. Commissioner Venuti replied that they did not vote on it but it was discussed at length. Chairman Bryson determined that there was not a conflict of interest.

MOTION: Commissioner Holsten moved, seconded by Commissioner Whitney to recommend approval of Ordinance 2014-31, authorizing the Release of a Deed Restriction on a Homer parcel.

VOTE: The motion passed by unanimous consent.

BRYSON YES	CARLUCCIO YES	COLLINS YES	ECKLUND YES	FOSTER YES	HOLSTEN YES	ISHAM YES
LOCKWOOD YES	MARTIN YES	RUFFNER YES	VENUTI YES	WHITNEY YES		12 YES

AGENDA ITEM F. PUBLIC HEARINGS

- 4. Ordinance 2014-32, Authorizing an Exchange with Paula and Timothy Keohane of a 4.3 Acre Drainage Easement At Karluk Avenue for a 1.84 Acre Parcel at Mile 12.1 K-Beach Road which Shall be Subject to the Reservation of a 0.9 acre Drainage Outlet Easement

Memorandum & Staff Report given by Marcus Mueller

PC Meeting: 11/10/14



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum

TO: PUBLIC SAFETY BUILDING REVIEW COMMITTEE
FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I
DATE: DECEMBER 3, 2014
SUBJECT: SCHEDULING THE NEXT MEETING AND DELIVERABLES

Currently we have Wednesday, January 14, 2015 reserved for the next committee meeting date.

Please confirm that date is still acceptable for a majority of the committee members if not now is the time to change that date. Please review your schedules prior to the meeting and have alternative suggestions available.

It is also best to outline the deliverables needed for the next meeting in order to facilitate staff and the design teams work schedule.

I will have the Clerk's Calendar for meeting room availability at the meeting.

Recommendation:

Discuss dates and make motion to establish meeting date and/or open houses for the next meeting of the committee.

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/
4 Public Works Director

5 **RESOLUTION 14-020**

6
7 A RESOLUTION OF THE HOMER CITY COUNCIL CREATING A
8 PUBLIC SAFETY BUILDING REVIEW COMMITTEE AND
9 ESTABLISHING THE SCOPE OF WORK AND PARAMETERS UNDER
10 WHICH THE COMMITTEE WILL CONDUCT ITS WORK.
11

12 WHEREAS, The City has solicited GC/CM proposals from qualified firms or teams to
13 conduct preliminary engineering, design, site evaluation, and cost estimating for the
14 proposed new Homer Public Safety Building; and
15

16 WHEREAS, Proposals are due on January 21, 2014; and
17

18 WHEREAS, It would be beneficial to establish a Public Safety Building Review
19 Committee (PSBRC) to assist the City with numerous functions including review and
20 evaluation of the proposals, similar to the committees the Council has established for
21 construction projects on other public buildings.
22

23 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby establishes
24 the Public Safety Building Review Committee (PSBRC).
25

26 BE IT FURTHER RESOLVED that the Committee membership shall be the Mayor or one
27 member of the City Council, the Police Chief or their designee, the Fire Chief or their designee,
28 a member of the public, preferably with construction or project management experience, and
29 a member of the business community.
30

31 BE IT FURTHER RESOLVED that primary staff support shall be provided by Carey Meyer
32 and Dan Nelsen and secondary support shall be provided as needed and requested by the
33 City Manager, the Finance Director, and the City Planner.
34

35 BE IT FURTHER RESOLVED the Scope of Work shall include:
36

- 37
- Review and rate GC/CM proposals and make a recommendation to the Council

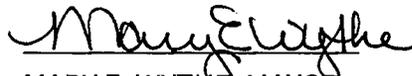
- 37 • Review the proposed contract and provide input on the scope of work and
- 38 deliverables
- 39 • Review work products and participate in regular briefing with the contractor
- 40 • Make recommendations and provide direction to staff and the contractors as
- 41 the project proceeds
- 42 • Make recommendations to Council as to how to proceed as various
- 43 benchmarks are achieved.

44
45 BE IT FURTHER RESOLVED that the Committee shall establish its own work schedule
46 and shall be disbanded when the initial scope of work is complete and the Council
47 appropriation is expended. The Council may extend the life of the Committee and expand its
48 scope of work if the project proceeds beyond this initial phase and additional project
49 revenues are secured.

50
51 BE IT FURTHER RESOLVED that the City Clerk is authorized to advertise for parties
52 interested in serving as the public and business community representatives.

53
54 PASSED AND ADOPTED by the City Council of Homer, Alaska, this 13th day of January,
55 2014.

56
57 CITY OF HOMER

58
59
60 
61 MARY E. WYTHE, MAYOR

62
63 ATTEST:

64 
65 _____
66 JO JOHNSON, MMC, CITY CLERK

67
68
69 Fiscal Note: Staff time and advertising costs.

70
71



HOMER PUBLIC SAFETY BUILDING

"To ensure Homer has adequate emergency services into the future to protect community health and safety using a cost-effective, locally-responsive emergency service model."

Project Need

Homer's Fire and Police Services are vital to the safety and health of our community. Adequate and safe working environments show our respect for the public servants who provide these services, and at the same time, reduce local vulnerability to emergencies and risk.

The purpose of considering a new facility at this time is to address these issues and our aging facilities' deficiencies, including:

- Limited space for performing basic functions on-site with no room to grow even as community needs expand;
- Lack of efficiency in cramped buildings;
- Safety problems such as inhaling fire truck exhaust indoors, unprotected police dispatch and prisoner visitor areas, and communicable disease exposure risks;
- Lack of storage for police evidence, equipment, and vehicles; and
- Poor conditions for supporting modern electronic and communication systems.

Why Now?

Homer's Police Station was built in 1979. In 1980, the Fire Hall was built on an older garage/shop structure using sweat equity and donations. It is a testament to our staff and volunteers that they have managed to extend the useful life of these facilities.

Fully renovating these outdated facilities so they comply with modern, energy efficient standards is cost-prohibitive compared with new construction. Moreover, Police and Fire have limited space for expansion on their current sites and need room to grow.

Thus, it is critical to take steps now toward a long-term solution that ensures adequate levels of service in the future and takes advantage of cost efficiencies in co-locating the fire and police station together.

Preliminary Concept Design

The City is exploring options for designing and constructing an up-to-date combined facility for Police and Fire, specifically tailored to local needs and resources. The City has hired a consultant team including USKH (now Stantec), Loren Berry Architect and Cornerstone General Contractors using a General Contractor Construction Manager approach for cost savings and better value.

Preliminary concept design is fully funded and is just getting underway. This phase of work will produce a space needs analysis, siting criteria, concept design, and cost projections for a new Homer Public Safety Building.

This process will actively engage public safety facility users, local residents, and a City Council appointed Public Safety Building Committee in a transparent public process for developing a realistic building concept plan and weighing site options.

We Need Your Input!

Once a space needs assessment is completed, three public open houses will be held to present findings, to ask for community feedback, and to discuss options:

- Meeting #1 - Project Need and Site Criteria (target date **September**, TBA)
- Meeting #2 - Site Selection Rankings and Preliminary Design Concept (target date **October**, TBA)
- Meeting #3 Refined Design Concept (target date **November**, TBA)

To learn about public involvement opportunities, or for more information about this effort, contact the City of Homer:

Carey Meyer, Public Works Director
cmeyer@ci.homer.ak.us (907) 235-3170
3575 Heath Street, Homer 99603

City of Homer Police Station DEFICIENCIES

- Extremely cramped work areas
- Poor design causes efficiency problems
- Escape attempt issues due to poor layout
- Lack of evidence storage/lab space
- No separation between staff work areas and prisoner through-traffic
- No secure service counter window
- HVAC system routes from jail cells to dispatch risking passage of airborne disease
- Vehicle exhaust enters work areas
- Premature failure of expensive equipment because of poor ventilation
- Regularly overfilling the jail cells
- Communication/computer system issues and limitations due to building age



City of Homer Fire Station DEFICIENCIES

- Outgrown facility for today's needs with no room to expand for future needs.
- Cramped work areas, limited storage
- Premature wear of expensive equipment and vehicles stored outside with slower winter response times
- Diesel exhaust emissions indoors causing lung health issues among staff
- No OSHA compliant biohazard decontamination/cleaning area
- Existing bays are too short for standard size fire apparatus requiring expensive modifications
- Walls are rotting indoors from water trapped indoors
- Floor is unable to sustain weight of apparatus and cracking throughout
- Not enough room for volunteers to stay overnight during duty



CITY OF HOMER
Homer Public Safety Building
DRAFT PUBLIC INVOLVEMENT PLAN

USKH

SHARED VISION. UNIFIED APPROACH.

June 23, 2014

Prepared for:
Homer Public Works Department
3575 Heath Street
Homer, Alaska 99603

Prepared by:
USKH Inc.
2515 A Street
Anchorage, AK 99503

Point-of-Contact:
Dale Smythe AIA, USKH Principal
Regional Architectural Manager
Architectural Department
Phone (907) 343-5254

USKH WO# 1435500



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1. INTRODUCTION

1.1 Case Statement draft options for input

- To ensure Homer has adequate emergency services into the future that protects community health and safety using a cost-effective, locally-responsive service model.
- To ensure Homer has adequate emergency services into the future that protect community health and safety.
- To ensure Homer keeps residents safe by providing locally responsive, cost-effective emergency services.
- To ensure Homer’s integrated emergency services protect lives, property, and the environment using a cost-effective, locally responsive service model.

1.2 Purpose and Organization

The purpose of this Public Involvement Plan (PIP) is to describe how the consultant team and Homer will keep stakeholders and the public involved and informed during conceptual design for a new Public Safety Building for the City of Homer. The PIP is organized into three sections:

- The first introduces the project scope and public involvement goals.
- The second lists interested parties and stakeholders, with initial themes from stakeholder interviews that can inform both the conceptual design and help guide more effective public involvement.
- Section three lists PI activities and targeted timelines for ensuring that targeted interests contribute to, and are engaged in the conceptual design process and for encouraging public awareness and participation in shaping outcomes. Specific tasks are listed that will be fulfilled by the consultant team, followed by a list of strategies beyond the consultant’s scope that may be used by the City of Homer, to supplement the overall PI process, if desired.

1.3 Project Scope & Public Involvement Goals

The City of Homer’s Fire and Police Departments are currently housed in aging facilities with significant deficiencies. Thus, the City is taking a careful look at the options and costs for constructing a combined department new Public Safety Building. To enable a more efficient project at a lower and more predictable cost, the City is utilizing the General Contractor/Construction Manager approach and has hired a consultant, USKH, to lead this effort in partnership with Loren Berry Architect and Cornerstone General Contractors.

Project consultants and the City of Homer will use a collaborative team approach aimed at designing and constructing a cost-effective, up-to-date combined facility for the Police and Fire Departments, specifically tailored to local needs and resources. A case statement will be developed

The scope of the first phase of work is conceptual design for a new Public Safety Building facility, with three primary tasks:



Task A. Fire & Police Building Program - The team will identify, analyze, and summarize in a report and presentations the technical requirements, space needs, and siting criteria for the new Homer Public Safety Building.

Task B. Draft Site Selection and Concept Design - Building from Task A outcomes and criteria, the team will work with the City to determine the top two sites for the Homer Public Safety Building and then will explore alternative design approaches to achieve a draft Concept Design and rough cost estimates.

Task C. Public Involvement – Plan as presented for input.

During the Conceptual Design phase of the project, team efforts and activities will be guided by these Public involvement goals:

- Fully collaborate with facility users on the design concept to optimize outcomes and create a facility that is highly responsive to local needs and resources.
- Meaningfully engage key affected stakeholders, interested groups, and target sectors of the public in reviewing and providing feedback on interim deliverables and assumptions to improve project outcomes.
- Raise the awareness of community decision-makers and community in general around project needs, options, and possible outcomes to help them weigh public costs and benefits.

2. PIP TARGET SECTORS

2.1 Stakeholders and Interested Parties

Sustained efforts will be made over the duration of the concept design phase to actively seek the involvement of each of these targeted sectors of the community who have an interest in project outcomes:

Facility Owner/Users

- The City of Homer’s Mayor, City Council and Administration
- The City of Homer’s Fire Department, including staff and volunteers
- The City of Homer Police Department

Interested Parties

- Alaska Division of Homeland Security & Emergency Management
- Safety and Emergency Response agencies
- Law enforcement agencies (Troopers, Coast Guard and State Parks)
- The City of Homer Public Works Department
- State of Alaska Department of Transportation
- Kenai Peninsula Borough
- Environmental Permitting agencies
- The City of Homer Planning Department and Homer Advisory Planning Commission



- Potential Project Site Neighbors
- Potential Project Site Existing Tenants/Users (e.g., Homer Education and Recreation Complex (HERC))
- Community organizations
- Potential funding sources (Alaska State Legislature, Governor’s Office, Dept. of Commerce, etc.)

Regional Public at Large

- Citizens who depend on and are served by the City of Homer’s emergency services
- Taxpayers
- Citizens who seek to participate in community affairs

2.2 Initial Stakeholder Themes

Project consultants spent several days in Homer May 21-23, 2014 to initiate information gathering and meet face-to-face with the City of Homer and key stakeholders. The team included Jack Berry and Loren Berry from Berry Architects and Jerry Neubert, Dale Smythe, and Meredith Noble from USKH. The team spent two days interviewing the Police Chief, Fire Chief, and staff members of each department learning about the needs for a future facility through site tours and intensive interviews.

Additionally, to better understand the project’s role in the community, including current facility deficiencies, and public opinion toward the project, Meredith Noble conducted ten “off-the-record” interviews with City staff and the public. Those identified from the public were referred through word of mouth as influential thought-leaders in the community. From those interviews several themes started to surface. Although anecdotal, and possibly reflecting only a narrow segment of the community, these themes can inform both the conceptual design and help guide more effective public involvement.

Aging Facilities – Homer’s Police Station was built in 1979, and a year later the Fire Hall was built on an older, existing garage/shop structure. These facilities have served the community well over several decades and, to many local residents, they are nostalgic landmarks from Homer’s early days as a small town. This is especially true of the Fire Hall, as Homer’s Volunteer Fire Department (established in 1952) found funding and invested sweat equity to build the facility — no city funds were used.

Deficiencies –Running modern emergency response and police services from aging facilities have costs, risks, and challenges that the community may not be aware of. Examples include:

- Replacing the heating systems from heating fuel to natural gas and building more energy efficient buildings would reduce annual heating costs by about 40% (roughly \$13,596 in annual savings);
- Winter emergency response times would be faster if indoor space was available to park emergency vehicles (not to mention deterioration and security issues associated with outdoor parking);
- The existing facilities are non-compliant with safety regulations/facility design standards and thus pose risks and health concerns to staff. Examples include the Fire Hall’s lack of OSHA compliant biohazard decontamination/cleaning area and lack of diesel exhaust emissions protection. The Police Station’s air handling system exhausts into employees’ work areas and its lobby does not have ready access to a secure, bullet proof, service counter/window with passive barriers to stop vehicles.



- Regular interruptions occur because of poor separation between uses. For example, prisoners regularly disrupt staff due to the lack of separated entrances into the jail and prisoner visitation rooms and acoustics between the jail and staff areas. The Fire Hall lacks space to accommodate more than four overnight crew members in the station without disrupting normal operations.
- Modern emergency response and police work depend on communications and computer technologies that did not exist 35 years ago. Both facilities have issues and needs that are hard to address in the current buildings.
- There is a lack of adequate space generally. The Departments are serving a much larger population based from facilities that have not expanded in 35 years. Acute issues include the need for a larger evidence storage room and evidence lab, training areas and meeting space for working internally and with outside agencies, overnight accommodations, and storage space generally (for clean medical supplies, equipment, etc.).

Communicate Why the Facility Is Needed: Homer’s fire station looks to be in mint condition, and from the outside appearances, the public does not necessarily understand why the police and fire stations are insufficient. After talking to someone who works there or getting a tour, it is woefully clear why a new facility is needed, but “you have a sales job here” to communicate this to the rest of Homer if you intend to seek support for a new building.

Cost/Benefit Considerations: As a community, Homer knows that this project will be costly, both upfront and into the future, as the total cost of ownership for the building can be almost three times more than initial design and construction costs. The City needs to be realistic when assessing the financial aspects of this project, and how Homer will pay for long-term O&M using. The public then needs clarity, since as seen with the public bathroom investment, there can be significant “sticker shock” at the cost of projects.

Nice, But Not Too Nice: Though a creative community that appreciates quality design, Homer residents have conservative values in terms of the overall community investment in public facilities. A new facility needs to be respectfully adequate and not “gaudy” or overbuilt so that it appears wasteful.

Sensitive to HERC Site: The HERC building provides a critical recreation need for the community. Some residents do not want the HERC site considered for this project, while others like the idea of keeping the gym but tearing down the rest of the building to make way for a new Public Safety building.

Existing Site Repurposing: It is important to maintain continuity in fire and police services by constructing the new facility while the existing sites are fully operational. Once services are re-located, the community has the option to try and recoup some of the facility cost by selling the Homer Volunteer Fire Department and Homer Police Station shared lot (KPB shared lot assessment ≈\$2,398,400) and adding to the downtown commercial district. Alternately, the strategically located central site could be used for a community purpose. Although this question is outside the scope of this effort, it is a question that needs community consideration and some clarity.

A Base of Public Support: Although support for the project is not universal within Homer at this preliminary stage, a solid group of supporters are willing to advocate for investing in a new, consolidated Public Safety facility to ensure that Homer has adequate services into the future. Moreover, Homer’s fire and police are valued and respected public services. A solid design concept and workable site, along with word-of-mouth communication from respected residents, could make it feasible for the project to build broad support well beyond its current base.



3. PUBLIC INVOLVEMENT ACTIVITIES

3.1 Consultant PI Tasks and Milestones

This section outlines public involvement efforts for the Design Concept phase of the new Homer Public Safety Building to be performed by USKH, coordinating with Carey Meyer and the Public Safety Building Committee. Activities are focused around five tasks, each with a target timeline and specific objectives. The tasks marked with an asterisk indicate that a Public Meeting will be held to gain input on project progress.

Homer Public Safety Building Project Tasks and Timeline

TASK 1: Seek Involvement and Input

Target Timeline: June - August 2014

Objective: Create outreach contact lists, tools, and prepare for an initial open house event, while retaining open communications with key parties.

Consultant Activities

- a) Finalize project contact and outreach list.
- b) Confirm public meeting date calendar and reserve venues.
- c) Create outreach materials to include a project fact sheet, web text and graphics that the City of Homer can use on its page, and a flier announcing public meeting #1.
- d) Continue to coordinate with the City of Homer, the Public Safety Building Committee, and stakeholders to gather relevant input that supports a better understanding of technical requirements, space needs, and siting criteria for the new Homer Public Safety Building.

TASK 2: Present Project Need and Site Criteria, Gather Input

Target Timeline: August – September 2014

Objective: Share preliminary Fire & Police Building Program findings with stakeholders at a formal public open house. Gather input specific to the building program and site criteria to help refine and enhance project outcomes.

Consultant Activities

- a) Organize and facilitate internal meetings with the City of Homer Administration, and Public Safety Building Committee to share progress to date and seek guidance in preparation for Open House #1.
- b) Create public displays that summarize team findings to date and illustrate the need for a new facility using rough planning level parameters (size, adjacencies, order of magnitude costs, etc.).
- c) Create an agenda and input form, and a public presentation to share at Open House #1.
- d) Conduct outreach for Open House #1 to the project contact and outreach list.
- e) Facilitate Open House #1 and gather input from participants.
- f) Summarize meeting proceedings and input in a written memo.
- g) Continue to coordinate with the City of Homer, the Public Safety Building Committee, and stakeholders to gather relevant input that supports a better understanding of technical requirements, space needs, and siting criteria for the new Homer Public Safety Building.



TASK 3: Present Site Selection Rankings and Preliminary Design Concept, Gather Input

Target Timeline: September 2014

Objective: Share preliminary site selection rankings and a preliminary design concept with stakeholders at a formal public open house and gather input that helps refine and enhance project outcomes.

Consultant Activities

- a) Organize and facilitate internal meetings with the City of Homer Administration, and Public Safety Building Committee to share progress to date and seek guidance in preparation for Open House #2.
- b) Update outreach materials and displays to incorporate finalized building program, preliminary site selection rankings, input to date, and to announce Open House #2.
- c) Create an agenda and input form, and a public presentation to share at Open House #2.
- d) Conduct outreach for Open House #2 to the project contact and outreach list.
- e) Facilitate Open House #2 and gather input from participants.
- f) Summarize meeting proceedings and input in a written memo.

TASK 4: Present a Refined Design Concept

Target Timeline: October 2014

Objective: Share a refined design concept with stakeholders at a formal public open house and share rough cost parameters and possible funding strategies.

Consultant Activities

- a) Organize and facilitate internal meetings with the City of Homer Administration, and Public Safety Building Committee to share progress to date and seek guidance in preparation for the final Open House.
- b) Update outreach materials and displays to incorporate the refined design concept, rough cost parameters, and possible funding strategies.
- c) Create an agenda, input form, and public presentation to share at Open House #3.
- d) Conduct outreach for Open House #3 to the project contact and outreach list.
- e) Facilitate Open House #3 and solicit input and letters of support from participants.
- f) Summarize meeting proceedings and input in a written memo.

3.2 Supplemental Strategies

During stakeholder interviews a number of ideas were shared for generating additional public interest and support for the project. These are listed below in the event that the City of Homer or Public Safety Building Committee members and/or project advocates elect to undertake them to supplement the overall PI process:

Outreach and Educational Activities:

- Open House Tours
 - Have snow-cones or hot-dogs, etc. for the public and discuss what is deficient in your facilities and why you need a new building.
 - July 4th Volunteer Firefighter BBQ is an excellent opportunity for tours, handing out flyers, and having conversations with the public about the project.



- Announce the event on KWAVE- Straight Talk, Tuesday mornings 9-10 am. 15 minutes. Contact Tim White at kwavefm@xyz.net
- Invite police staff to join in the BBQ.
- Ensure all staff is on the “same page.”
- Tour for Re-create Recreate/HERC enthusiasts
 - As an obviously very sensitive issue, it would be beneficial to show HERC recreationists that their voices are being heard. Consider hosting a tour of the police and fire station for this group exclusively and ensure we engage them early when site selection conversations begin.
- ◆ Concert On The Lawn
 - Get a booth to discuss the project, hand-out informational flyers, and ask people if they’d like to be on an email list with project updates. Have fire fighters and police officers jointly staffing the table.
 - Deadline for booth is June 15th. Cost \$110 for 10x10 space.
- ◆ Presentations
 - Have a police officer and fire fighter discuss the project at various community groups. Suggested presentations include:
 - Homer Realtor Association- August 20th, 12:00, location unknown
 - Rotary Club of Homer-Kachemak Bay- 12:00, Thursdays
 - Chamber of Commerce Luncheon- Tuesday in September
 - Port & Harbor
 - Re-create Recreate/HERC enthusiasts
- ◆ Door-to-Door Campaign
 - Leave a flyer behind about the project at residences. There are enough clusters in Homer to do this with minimal time commitment.
 - Consider doing this to advertise your booth at an event or an open house.
- ◆ Engage City’s Various Commissions
 - Have agenda item on various commissions to get an update on the project. Could be watching video fire/police staff made of their facilities or get a quick update from a staff member on project status.
 - Why? This reaches 100 people with facts about the project that are civically minded and engaged. They can act as advocates for the project if well informed.
- ◆ Letters to the Editor
 - Newspaper isn’t relied on the way it used to be so instead of utilizing costly ad space, use “free” resources like letters to the editor or articles by the press.
 - <http://homertribune.com/2013/08/council-considers-a-new-public-safety-building/>
- ◆ Virtual Tours
 - Since many people can’t or don’t care to attend public meetings, one way to still engage them is through virtual tours. These are online tours of project information that conclude with a feedback form.
- ◆ Make YouTube/Vimeo Video
 - Have someone locally make a short 1-4 minute film about why the project is needed. Show the inside of the police and fire station and have excerpts from staff. Try to respond to some of the concerns identified as common objections to the project.
 - Example: <http://www.lcfd1-sprague.com/>
- ◆ Utility Bill Inserts
 - Create utility bill inserts that can be sent to residents with information about public meetings or ways to get informed about the project.



- PowerPoint/Prezi Presentation
 - Design a PowerPoint or Prezi presentation for the project staff to use whenever they need it to tell the story about why this project is important and next steps.
- Display Boards at City Hall
 - Create boards or posters that could be displayed at City Hall (or elsewhere), that show information like site or design selection. Have place for public to submit their input on the decision.
- Radio
 - Many people suggested paying for actual ads on KWAVE, KPEN, KGTL, etc. to reach the dock workers, truck drivers, etc. Give quick update on project and provide information on ways to submit feedback if desired.
 - Run in August when ad volume slows from summer rush.
 - KBBI-Coffee Table- Wednesday morning 9-10 am. Contact Dorle at 235-7721
 - Alaska Matters- Though not always supportive of the City, the project presents an opportunity to work with Chris Story to tour the facilities and interview police and fire staff.
- Involve Legislators
 - Involve early and often. Send monthly email updates on the status of the project with upcoming public involvement events and past progress. Invite them to participate in events ahead of time.
- Articles on City Website
 - Keep the public updated on the project or upcoming ways to engage with updates online, either through the City Clerk's projects or the fire and police station sites.
- Social Media
 - Utilize your network of supporters to reach citizens through Facebook, Twitter, and the web such as sharing the YouTube clip of the project so it can be shared freely.
- Monthly Project Updates
 - Provide regular updates on cost containment and commitment status to outreach contact list.

Funding Prep Activities:

- Gather Letters of Support
 - Reach out to community members, Kachemak Bay, Alaska State Forestry, K.E.S.A, Alaska Fire Chief's Association, State Fire Marshal's Office, Wildwood Correctional Center, OSHA, Department of Security, Port & Harbor, Recreate-Recreate, etc. for letters of support.
 - Gather letters of support at final public meeting.
- Submit Project to State Legislature Budget
 - Prepare promotional package and submit in November.
- Open House for Funding Agencies/Legislators
 - Host special open house of facilities for funding agency representatives & legislators to bring them together for funding collaboration and answer any questions. Ideally host in the fall so they can also attend a public meeting.

Future Activities:

- Public Input for Exterior Design
 - Engage the public in exterior design decisions.
- Naming Contest
 - Have public contest to name the new building.

KEY PROJECT STAKEHOLDERS						
YouTube/Vimeo Clip of Project	June 25-July 11, 2014		Create short clip explaining the project	Castner	Meyer	ongoing
Project Manager	June 25-July 2, 2014		Create presentation that anyone can use to explain the project.	Noble	Robl, Painter, Nelsen	Yes
City Website			Post fact sheet, photos, update on status of project.	Renee	Meyer, Stantec	Yes
Internal Tours & Mtg	June 30-July 3, 2014		Have police staff and fire staff tour each other's buildings, discuss why the project's important, agree on messaging.	Robl, Painter	Castner	ongoing
4th of July Open House Tour at Fire Department	951-218-6362		Hand out project fact sheet & show video if finished. Invite police staff to join if available.	Painter	Elaine, Dan	Yes
Announce event on KWAVE-Straight Talk	July 1, 2014		Contact Tim White at kwavefm@xyz.net	Renee		Yes
Email contacts in outreach list	907-235-3919		Send info about Open House	Renee		ongoing
Open House Tour	July 29, 2014		Host specifically for Re-Crete Recreate/HERC users	Castner	Robl, Painter	planning ongoing
Engage City's Various Commissions	907-235-8121		Provide fact sheet to City's commissions to raise their awareness of the project.	Castner, Meyer	Renee	planning ongoing
Legislator Update	June 30, July 28		Update on PI activities by letter & call.	Mayor Wythe	Committee	ongoing
Display Boards	July 1-18, 2014		Create boards that have photos, stories, and content explaining project. Display at City Hall, Library, etc.	Meyer	Stantec	Yes
Movie Theatre Storyboard	July, 2014		Provide information on project before movie shows at the theatre.	Nelsen	Renee	ongoing
Homer Council Meeting	July 28, 2014		Provide update on project.	Castner	Committee/Stantec	Yes
August Activities						
Open House Tour- News Outlets	August, 2014		Host specifically for Chris Story, KBB, KWAVE, KPEN, KGTI, etc. local newspapers, bloggers.	Crane	Committee	
Public Presentation- Planning Commission	August 20, 2014		Commission Meeting 6:30 pm	Meyer		
Public Presentation- Parks and Recreation	August 21, 2014		Commission Meeting 5:30 pm	Meyer		
Door-to-Door Campaign	August 4-18, 2014		shadygrove@kbbi.org		Fire & Police Dept./ Public Safety Committee/ Council	
City Website	August 13, 2014		Update website with info on upcoming Open House	Renee	Meyer/Stantec	
Contact Outreach List	August 8-12, 2014		Notify contacts in outreach list of upcoming Open House.	Noble/Wilson-Doyle	Castner	
Display Boards	August 20, 2014		naom@homertribune.com	Meyer	Noble/Wilson-Doyle	
Legislator/Funding Agency Update	August 22, 2014		Update on PI activities by letter & call.	Mayor Wythe	Committee/Noble	
Public Meeting: Present Project Need & Site Criteria	August 26, 2014		Share needs statement info a work meeting with committee. Gather input specific to the blog program.	Stantec & Public Safety Blog Committee	Renee	

September Activities					
Public Presentation- Rotary Club		12:00, Thursdays. Coordinate with Katie Koester ASAP.	Castner	Rob/Painter and/or staff	
Public Presentation- Chamber of Commerce		Tuesdays. Coordinate w/ Debbie Speakman ASAP.	Castner	Rob/Painter and/or staff	
City Website	Sept. 24, 2014	Update website with info on upcoming Open House	Meyer	Renee & USKH	
Contact Outreach List		Notify contacts in outreach list of upcoming Open House.	Wilson Doyle	Castner	
Paid Radio	Sept. 19-30, 2014	Pay for Ads on key radio channels to notify public about the meeting.			
Public Mtg Prep	Sept. 19-30, 2014	Prep content for Open House	Stantec & Meyer	Nelsen, Renee	
Public Meeting: Site Selection & Draft Concept Design	Sept. 30, 2014?	Open House & Committee Meeting on Site Selection and Conceptual Design	Stantec & Public Safety Blog Committee	Renee	
Legislator/Funding Agency Update	Oct. 3, 2014	Update on PI activities by letter & call.	http://gov.alaska.gov/parnell/contact/email-the-governor.html	Committee/Noble	
October & November Activities					
Public Presentation- Realtor Association	October 15, 2014	12:00. Bidarka - Upstairs	Mayor Wythe	Fire & Police Staff member	
Public Presentation	Oct. 1-31, 2014	Coordinate with any group that wants to hear from you that we missed earlier.			
City Website	Oct. 29, 2014	Update website with info on upcoming Open House	Renee	Meyer & USKH	
District 31	Oct. 20-Nov. 2, 2014	Notify contacts in outreach list of upcoming Open House.	Noble	Castner	
Paid Radio	Oct. 27-Nov. 3, 2014	Pay for Ads on key radio channels to notify public about the meeting.			
Public Mtg Prep	Oct. 1- Nov. 2, 2014	Prep content for Open House	USKH & Meyer	Nelsen, Renee	
Public Meeting: Site Selection & Final Concept Design	Nov. 3, 2014?	Present site selection decision matrix & draft concept design, seek public input.	USKH & Public Safety Blog Committee	Renee	
Legislator/Funding Agency Update	Nov. 4, 2014	Update on PI activities by letter & call.	Mayor Wythe	Noble	
Letters of Support	Oct. 14-Nov. 14	Seek letters of support			

Name	Title	Phone	Email	Info
KEY PROJECT STAKEHOLDERS				
Carey Meyer	Public Works Director	907-235-3170	cmeyer@ci.homer.ak.us	3575 Heath Street, Homer 99603
Dan Nelsen	Project Manager	907-235-3170	dnelson@cityofhomer.ak.gov	3575 Heath Street, Homer 99603
Ken Castner	Chair of Committee	907-235-9028	kcastner@tonsina.biz	c/o City Clerk's Office City of Homer 491 E Pioneer Avenue
Mark Robl	Police Chief	907-235-3150	mrobl@ci.homer.ak.us	Homer Police Department 4060 Heath Street Homer AK 99603
Ralph Crane	Public Representative	951-218-6362	kummok@earthlink.net	c/o City Clerk's Office City of Homer 491 E Pioneer Avenue
Bob Painter	Fire Chief	907-235-3155	rpainter@ci.homer.ak.us	Homer Volunteer Fire Department, 604 East Pioneer Ave, Homer AK 99603
Beth Wytke	Mayor	907-235-3919	mayor@ci.homer.ak.us	491 E Pioneer Avenue Homer, AK 99603
Renee Krause	Deputy City Clerk	907-435-3109	rkrause@ci.homer.ak.us	491 E Pioneer Avenue Homer, AK 99603
Walt Wrede	City Manager	907-235-8121	wwrede@ci.homer.ak.us	491 E Pioneer Avenue Homer, AK 99603
CONSULTING TEAM				
Dale Smythe	Project Manager	907-343-5254	dsmythe@uskh.com	2515 A Street, Anchorage, AK 99503
Jerry Jeubert	Architect	907-450-1440	jneubert@uskh.com	2515 A Street, Anchorage, AK 99503
Sara Wilson Doyle	Public Meeting Coordinator	907-352-7813	swdovle@uskh.com	2515 A Street, Anchorage, AK 99503
Meredith Noble	Stakeholder			
	Involvement/Funding	509-340-1714	mnable@uskh.com	621 W. Mallon Ave. Suite 309, Spokane, WA 99201
Loren Berry	Loren Berry Architects	541-896-3692	lberry@berrvarch.com	41601 Madrone Street, Springfield, OR 97478
Jack Berry	Loren Berry Architects	541-896-3692	jberry@berrvarch.com	41601 Madrone Street, Springfield, OR 97478
Joy Joiley	Cornerstone General Contractors	907-646-7213	joiley@cornerstoneak.com	5050 Cordova Street, Anchorage, AK 99503
MEDIA OUTREACH CONTACTS				
Shady Grove	KBBI Public Radio	907-235-7721	shadygrove@kbbi.org	Coffee Table on Wednesday morning 9-10 am.
Dave Becker	K-WAVE, KPEN, K-BAY, KGTL	907-235-6000	kwavefm@xyz.net	Contact Tim White, K-WAVE, for Straight Talk on Tuesday mornings
Chris Story	KPEN- Alaska Matters	907-299-7653		www.alaskamattersradio.com
Naomi Klouda	Homer Tribune	907-235-3714	naomi@homertribune.com	http://www.homertribune.com/2013/08/council-considers-a-new-public- http://www.homernews.com/homer-news/local-news/2013-09-11/merc- http://www.homernews.com/homer-news/local-news/2013-09-11/merc- http://www.homernews.com/homer-news/local-news/2013-09-11/merc-
Michael Armstrong	Homer News	907-235-7767	michael.armstrong@homernews.com	http://www.homernews.com/homer-news/local-news/2013-09-11/merc- http://www.homernews.com/homer-news/local-news/2013-09-11/merc-
Shannyn Moore	Peninsula Clarion	907-283-7551	shannynmoore@gmail.com	http://www.homernews.com/homer-news/local-news/2013-09-11/merc- http://www.homernews.com/homer-news/local-news/2013-09-11/merc- http://www.homernews.com/homer-news/local-news/2013-09-11/merc- http://www.homernews.com/homer-news/local-news/2013-09-11/merc-
	Blogger, Radio.Active.Truth Bloggers?			http://www.homernews.com/homer-news/local-news/2013-09-11/merc- http://www.homernews.com/homer-news/local-news/2013-09-11/merc- http://www.homernews.com/homer-news/local-news/2013-09-11/merc- http://www.homernews.com/homer-news/local-news/2013-09-11/merc-
FUNDING SOURCE CONTACTS				
Pauletta Bourne	CDBG Grants Rep	907-451-2721	pauletta.bourne@alaska.gov	http://commerce.alaska.gov/dnm/dcraf/GrantsSection/CommunityDevelop
Judy Haymaker	CDBG Grants Rep	907-451-2731	judy.haymaker@alaska.gov	Max \$850k per community, \$2M FY13 Cycle
Scott Ruby	Director, Division of Community and Regional Affairs	907-269-4569	scott.ruby@alaska.gov	Excellent resource for information on legislative designations & CDBG grant.
Merlaine Kruse	USDA RD, Community Programs	907-761-7778	merlaine.kruse@ak.usda.gov	
Amy Milburn	USDA RD, Area Director	907-283-6640 ext. 4	amy.milburn@ak.usda.gov	110 Trading Bay Road, Suite 160, Kenai, AK 99611
Wylie Chandler	USDA RD, Loan Tech	907-283-6640 ext. 4	wylie.chandler@ak.usda.gov	110 Trading Bay Road, Suite 160, Kenai, AK 99611
Sean Parnell	Alaska State Governor	907-465-3500		State Capital, PO Box 110001, Juneau, AK 99811-0001

Name	Title	Phone	Email	Info
Peter Micciche	Senator District 0	907-283-7996 907-465-2828	LEGISLATORS senator.peter.micciche@akleg.gov	http://gov.alaska.gov/parnell/contact/email-the-governor.html 145 Main Street Loop Ste. 217, Room 226 State Capital Room 125, Juneau AK 99801
Paul Seaton	Representative District 31	907-235-2921 907-465-2689	representative.paul.seaton@akleg.gov	Team, Kenai Peninsula Local Emergency Planning Committee 270 W. Pioneer Ave. Homer AK 99603 State Capital Room 102, Juneau, AK 99801
Dan Gardner	Public Works Superintendent Public Works Inspector	907-235-3170	dgardner@ci.homer.ak.us	
Rick Abboud	City Planner	907-235-3106	rabboud@ci.homer.ak.us	
Julie Engebretsen	Deputy City Planner	907-235-3106	engebretsen@ci.homer.ak.us	
Katie Koester	Economic Development Coordinator	907-435-3101	kkoester@ci.homer.ak.us	
Jo Johnson	City Clerk	907-235-3130	johnson@ci.homer.ak.us	
Elaine Grabowski	Staff at Fire Dept.	907-235-3155	fire@cityofhomer.ak.gov	
Dan Miotke	Staff at Fire Dept.		dmiotke@ci.homer.ak.us	
Jim Lavrakas	Far North Photography/Chamber of Commerce Contact	907-360-2319	jimlav@homerakalaska.org	Wants to host fire and police staff for an informative meeting during their
Katie Koester	Rotary		kkoester@ci.homer.ak.us	Coordinated much of the fundraising for the new Library.
Angie Newby	Real Estate Association	907-235-5294	angienewby@alaska.com	Coordinated PI activities to garner support for upgrades to hospital. Also Vice Chair of Public Art Committee
Debbie Speakman	Chamber of Commerce		debbie@homerakalaska.org	Also member of the City of Homer Public Arts Committee
Claudia Hanes	Youth Services Librarian	907-435-3176	chaines@ci.homer.ak.us	
Miranda Weiss	Public Park Volunteer		tidefeathersnow@gmail.com	
Derotha Ferraro	Hr at Hospital/ Community Leader	907-235-0397	dbf@sphosp.org	
Michelle Miller	Pratt Museum	907-235-8635	mmiller@prattmuseum.org	
Marianne Aplin	Islands and Ocean Visitor Center Manager		marianne.aplin@fws.gov	
Jack Cushing	Former Mayor	907-399-1200	jackcushing@gci.net	
Roberta Highland	Kachemak Heritage Land Trust Kachemak Bay Conservation Society	907-235-8214 907-235-0541		also a member of the Advisory Planning Commission
	Homer Foundation Port & Harbor			
	Senior Citizens Center	907-235-3739		

Name	Title	Phone	Email	Info
Kelly Nicoletto	Alaska State Fire Marshall		POLICE/FIRE CONTACTS	5700 E. Tudor Rd. Anchorage AK 99597-1225
Mark J. Miller	EMS Unit Manager, AK State Dept of Health and Social Services	907-465-8633	mark.miller@alaska.gov	Division of Public Health, Section of Emergency Programs, PO Box 110616, Juneau AK 99811-0616
Sue Hecks	Executive Director, Southern Regional EMS Council, Inc.	907-562-6449	shecks@sremsc.org	6130 Tuttle Pl. Suite B, Anchorage, AK 99507-2041
Kevin Jones	Homer Airport Manager (Crash Rescue)	907-235-5217		Home Office of State DOT
Scott Walden	Director, KPB, Officer of Emergency Management	907-262-2097	sgwalden@borough.kenai.ak.us	Office of Emergency Management, 253 Wilson Lane, Soldotna AK 99669
	Division of Homeland Security & Emergency Mgmt			Dept. of Military and Veteran Affairs, PO Box 5750, JBER, AK 99505
	Safety and Emergency Response Agencies			
	State Troopers			
	Coast Guard			
	State Parks			
	State of Alaska DOT			
	Kenai Peninsula Borough			
	Environmental Permitting agencies			
	Alaska State Legislature			
	Governor's Office			
	K.E.S.A.			
	Alaska Fire Chief's Association			
	State Fire Marshal's Office			
	Wildwood Correctional Center			
	OSHA			
	Department of Security			
	Alaska State Forestry			
	Kachemak Bay			
	Mental Health			
	Clergy			
	State EMS			

